



**2015 Comp Plan Update
Session 16 Minutes
November 15, 2016**

The Comp Plan Committee held their 16th session on Tuesday, November 15, 2016 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, Jill Hammond, Ken Simon and John Robinson, Jr. Ex-Officio Member.

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Commission Secretary.

Other committee members in attendance were Commissioners' Jennifer Breton and John Contento, along with residents Noel Bernard, Marc Fox and Lorraine Tindaro. Also in attendance was Martin Gilchrist of URDC along with Mark Gallant of the Chester County Planning Commission (CCPC).

Discussion occurred, with some of the items to note:

- Conversation occurred during this evenings Planning Commission meeting under Comp Plan Updated, being:
 - Mr. Gilchrist will prepare and forward a Revised Draft copy of the Comprehensive Plan, prior to the end of December;
 - One last final section to be reviewed is the Action Plan Draft, which will be distributed this evening;
 - Review and comments are to be provided to Jeff and Mr. Gilchrist by December 7th, for inclusion in the Revised Draft;
 - Advertising for next year's Planning Commission meetings, should include the Public Information Meeting for the Comprehensive Plan Update being held in conjunction with the January 17, 2017 Caln Township Planning Commission meeting;
 - The Public Information meeting will describe the plan, etc. to the public and will allow any public comments;
 - The Planning Commission will then submit the Act 247 Review to Chester County Planning Commission for their review of the Revised Draft Comprehensive Plan;
 - Mandated County review time is 45 days (approximately mid March);
 - The Board of Commissioners can advertise and hold a Public Hearing prior to the completion of the County's Act 247 Review. Any changes would need to be incorporated into the Plan;

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- Timeline for the Board of Commissioners' recommendation and adoption is anticipated to be March/April;
 - Mr. McClintock will forward a Six Month Extension Request to the County, as the contract period for the Vision Partnership Program was established as February 1, 2015 thru January 31, 2017;
 - It was determined that due to the activity anticipated for the December Planning Commission meeting, the December Comp Plan Meeting would be cancelled.
- As a follow up to last month's session, Mr. Gilchrist again distributed a Questionnaire of Future Land Use Items to be Decided this evening;
- Mr. McClintock distributed a Memo containing results received for the referenced Questionnaire involving eight areas of the Township:
 - Kings Highway/Bondsville Road Intersection – North side of Kings Highway at concrete plant is currently Zoned Industrial/Non-Conforming. Some potential environmental concerns noted. Consensus was to ReZone as Heavy Industrial for this specific site. Also discussed was property across the street on the South side of Kings Highway currently Zoned R-1. Consensus was to ReZone as Light Industrial. Other Industrial Zones reflected on the Map will remain as currently Zoned;
 - Embreeville Road/Hazelwood Avenue/W. Embreeville Road – Currently Zoned Medium/Low Density R-2. Upon discussion it was determined the area should remain as R-2. It was noted the 21 acre farm should be considered as a potential open space/park area for residents on the southern side of Lincoln Highway;
 - Lincoln Highway/Bailey Road – Zoned Thorndale Village/Mixed Use. Consensus was to allow apartments in proximity to the train station in combination with commercial uses for the same site, however restrictions shouldn't be imposed as to which use would be lower or upper levels. Allow incentives near the train station for greater density;
 - G. O. Carlson property South of Hazelwood – Currently Zoned I-1. Consensus was to ReZone to R-1 Low Density and eliminate the Industrial part, making the office building non-conforming. Pond areas could be considered "Park Area";
 - Lloyd Avenue South of the train tracks – Currently Zoned R-1. Steep slopes involved, must raise density to attract interest/developers. Consensus was to not ReZone to I-1 Light Industrial, leave as R-1 Low Density;
 - Lloyd Farm property – Currently Zoned R-2. Consensus was to allow an overlay for Age Restricted, allowing townhouses with a density bonus of 5 – 6 units per acre. Traffic issues again noted, as well as discussion on the future expansion of G. O. Carlson Boulevard. It was suggested any future expansion of G. O. Carlson Boulevard be addressed in the land use discussion;
 - Brandywine Health Foundation property (Pyle Farm) – Currently Zoned C-2. Discussion occurred noting it could be developed as R-3 with Clustering, as well as Mixed Use. Consensus was to allow to current Zoning to remain as is, but the Township may be open to a residential component in the future;
 - Property to the East of CASD/CCIU – Currently Zoned I-1. Consensus was to ReZone property discussed to R-2 down to Fox Avenue, however the U. S. Supply building and pond on the property would remain as I-1.

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- Feedback prior to meetings is encouraged, to incorporate and be productive.

Mr. Gilchrist distributed the last section of the plan "Putting This Plan Into Action", which is to be reviewed and comments provided to Mr. McClintock and Mr. Gilchrist with a deadline of December 7, 2016.

It was determined that due to the activity anticipated for the December Planning Commission meeting, the December Comp Plan Meeting would be cancelled.

An agenda will be compiled and forwarded prior to the next session for review. Anyone needing copies of any of the materials is asked to notify the office prior to the sessions. Committee members were reminded to bring their binders to each session.

The session ended at 9:50 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary