



# CALN TOWNSHIP

## DEPARTMENT OF ENGINEERING

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### 2015 Comp Plan Update Session 8 Minutes January 19, 2016

The Comp Plan Committee held their eighth session on Tuesday, January 19, 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' John Contento and Jennifer Breton and residents Lorraine Tindaro, Noel Bernard and Marc Fox. Also in attendance were Gregory E. Prowant, AICP, Township Manager, Commissioner Joshua Young, Charles Schmehl of URDC and Mark Gallant of the Chester County Planning Commission (CCPC).

The session started with Mr. Schmehl disbursing the following materials: Revised Schedule, Revised Draft Land Use Housing Plan Map & Documentation, Revised Caln Township's Draft Transportation Plan and a Draft Mixed Use Plan for the Kmart Site.

Discussion occurred, with some of the items to note:

- Major Land Use Policies and issues revisited;
- Open Space/Clustering Residential Developments reviewed again, noting incentives and density bonuses;
- As previously discussed, Hillview development was approved for 99 single family age restricted homes, recently sold. Consensus was to keep the use as previously approved;
- Lloyd Avenue Senior Housing Draft Plan revisited, along with the extension of G. O. Carlson Blvd. As discussed last month, it was the consensus to use the Lloyd Avenue intersection, reiterating comments from last month's session;

- Light Business use/Residential use in the Highway Commercial District highlighted, as well as minor differences between the Highway Commercial District and Thorndale Village District;
- Kmart site again discussed, with future potential of mixed use on the site desirable. A draft sketch plan was reviewed, reflecting possible 3-4 story buildings with apartments, cafes & restaurants, offices and greenspace. Desirable site which would offer access to transit, shopping, medical and golf course. Zoning would need to be changed for this site for Mixed Commercial use. A hotel would be allowed in the current Zoning District. Mr. Gallant suggested a Fair Share Analysis be completed;
- Western Lincoln Highway Streetscape Improvements revisited again, referencing bike lanes, planting of trees and issues with PennDOT permits, landscaping and benches also referenced and possible incentives;
- Fisherville Road site referencing Mixed Use Business/Residential discussion will continue next month. Pages 13 – 15 were referenced for review, as well as the remainder of the packet for in depth discussion in February.

In order to be efficient everyone was reminded to complete your homework, read and provide feedback and be productive.

Everyone was asked to bring their binders to each meeting, for new materials and discussion.

The session ended at 9:20 P.M.

Respectfully submitted,  
Cheryl A. Lafferty  
Planning Secretary