



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING

January 19, 2016

The Planning Commission held their regular meeting on Tuesday, January 19, 2016 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson Dave Lamb.

Roll Call – 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.

Others in attendance were Gregory E. Prowant, AICP, Township Manager, Commissioners' John Contento and Joshua Young and residents Lorraine Tindaro, Noel Bernard and Marc Fox, Charles Schmehl of URDC, along with Mark Gallant of the Chester County Planning Commission.

Reorganization – Mr. Lamb opened the floor for nominations for the position of Chairperson of the Caln Township Planning Commission. Mrs. Hammond nominated Dave Lamb for Chairperson, which was seconded by Mr. Spratt. No other nominations were offered. Mr. Lamb entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Spratt. Poll: all ayes. Mr. Lamb entertained a motion to approve the nomination of Dave Lamb for Chairperson. The motion was so moved by Mr. Spratt and seconded by Mrs. Hammond. Poll: Mr. Spratt aye, Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye, Mr. Lamb abstained.

Mr. Lamb opened the floor for nominations for the position of Vice-Chairperson of the Caln Township Planning Commission. Mrs. Hammond nominated Eugene Spratt for Vice-Chairperson, which was seconded by Mr. Benko. No other nominations were offered. Mr. Lamb entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes. Mr. Lamb entertained a motion to approve the nomination of Eugene Spratt for Vice-Chairperson. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye, Mr. Spratt abstained.

Both motions passed.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the December 15, 2015 Planning Commission meeting. The motion was moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Motion passed.

Communications –There were no communications this month.

Public Comment – There were no public comments.

Prior to addressing the agenda items, Mr. McClintock thanked the Planning Commission for their years of service and dedication, noting various projects will be presented to them and encouraged their continued attendance and direction.

16 – 20 Whissell Drive CU 2015 – In attendance was the applicant CCP Realty Group, LLC and Brian Nagle, Esquire.

Discussion occurred, with the following being noted:

- Conditional Use application was heard before the Board of Commissioners on January 14, 2016, with the record being left open for the Planning Commission's recommendations;
- CCP Realty Group, LLC has the property under Agreement of Sale;
- Mr. Nagle distributed a plan of the property listed as Exhibit A-2 for reference;
- 16 – 18 Whissell Drive parcels were previously consolidated;
- Raclyn Management currently operates an Adult Day Care facility in this location;
- Applicant is proposing to convert to a Child Day Care facility;
- No alterations are being proposed, major difference would be the play area;
- Adult Day Care versus Child Day Care regulations differ;
- Location is in the C-1 Zoning District, which allows Day Cares by Conditional Use;
- The Adult Day Care has an ongoing lease for two years. The Child Day Care would not commence until after the current lease expires;
- The applicant is seeking a five year approval from the Board of Commissioners, given the timeframe of the existing lease;
- Building Code Requirements are currently being met;
- Mrs. Hammond questioned if the property was serviced by public water, as the prior applicant was serviced by an on-site well. Some concerns were noted regarding fire safety/suppression. Mrs. Hammond requested this issue be given consideration;
- Mr. Nagle noted the concerns, stating however this application only pertains to the use.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the 16 – 20 Whissell Drive Conditional Use application.

The motion was so moved by Mr. Simon and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Dwell at Caln PRD 2011 – No one in attendance.

The plan has an expiration date of February 29, 2016. Mr. McClintock will be seeking an extension request from the applicant prior to the next meeting.

No action occurred this evening.

Bondsville Road Apartments LD 2013 – No one in attendance.

The extension agreement is valid until February 25, 2016. Mr. McClintock will be seeking an extension request prior to the next meeting.

No action occurred this evening.

Benne Norton Avenue LD 2013 – No one in attendance.

The new extension agreement as set by the Board of Commissioners is valid until March 31, 2016.

No action occurred this evening.

Royal Farms LD 2015 – In attendance was the applicant Carl Freedman, John Jaros, Esquire, Tim Casey, PE, and Jeff Todd, PE, of Traffic Planning & Design.

The extension agreement is valid until February 29, 2016.

Discussion occurred, with the following being noted:

- Submitted this evening by Mr. Jaros, was the Final Land Development application and check;
- Township's review letter of January 7, 2016 discussed;
- Applicant is requesting a Waiver to submit the application as Preliminary/Final;
- Conditional Use Hearing is scheduled for January 21, 2016;
- Some changes have been made to address stormwater management;
- Comments received from Frank Tavani & Associates, Inc.;

- Awaiting final comments from PennDOT;
- Traffic flow, congestion and safety reiterated for the loop road behind the building;
- Planning Commission provided a recommendation on the Conditional Use application in December, noting concerns and traffic calming measures;
- Commissioner Contento questioned separation of traffic and possibility of making the loop road a Dedicated Road or connector road, to alleviate traffic on Rt. 322;
- Traffic signal improvements will be designed, addressing concerns;
- Mr. & Mrs. Peter Callahan voiced concerns regarding traffic as the area is already congested, height of the canopies attracting more traffic and questioned if adjacent properties had been notified;
- Per requirements, adjacent properties were notified and the hearing duly advertised.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the Royal Farms Preliminary/Final Land Development 2015 application subject to the conditions as outlined in the January 7, 2016 Township review letter, noting however any significant changes to the plan will need to be addressed before the Planning Commission.

The motion was so moved by Mr. Benko and seconded by Mr. Simon. Poll: all ayes

The motion passed.

1-3 Fox Avenue SD 2015 – No one in attendance.

The extension agreement is valid to May 31, 2016. A variance will be required for the project.

No action occurred this evening.

Hills at Thorndale Woods Final LD 2015 – No one in attendance.

The extension agreement is valid until February 12, 2016.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Hills at Thorndale Woods Final Land Development 2015 plan, unless an extension of time is granted by the applicant prior to the current deadline of February 12, 2016.

The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

3521 Lincoln Highway Rudy LD 2015 – No one in attendance.

The extension agreement is valid until February 15, 2016.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the 3521 Lincoln Highway Rudy Land Development 2015 plan, unless an extension of time is granted by the applicant prior to the current deadline of February 15, 2016.

The motion was so moved by Mrs. Hammond and seconded by Mr. Spratt. Poll: all ayes

The motion passed.

4214 Lincoln Highway Denron Sketch 2016 – In attendance were the applicants Dennis McLaughlin and Joseph Dale and John Jaros, Esquire.

Discussion occurred, with the following being noted:

- Property is the old Amish Market;
- Property is under Agreement of Sale;
- Applicant is Denron Signs, currently located on Rt. 282;
- Keystone Municipal Services is the new entity doing Township reviews, providing a cursory review on the application;
- A Business Use or Retail Use is a permitted use by Right, and does not require a Conditional Use for this property;
- Taking an existing property and improving and eliminating as much impervious coverage as possible, revitalizing the site;
- Building would be demolished and a new structure built to include bays to allow for the vinyl letter wrapping of vehicles for advertisement;
- Denron Signs would combine their two locations into this facility;
- Site is served by public water and sewer;
- Defined entrance and exit discussed;
- Route 30 access desirable;
- The Commission was receptive to the concept;
- Applicant will appear before the Board of Commissioners to present their proposal;
- If the use is approved by the Board, applicant will either file a Land Development Application or Request a Waiver of Land Development.

With no further discussion, Mr. Lamb entertained a motion to recommend the Board of Commissioners consider the 4214 Lincoln Highway Denron Sketch 2016 application as a positive project for the Township.

The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll:
all ayes

The motion passed.

Comp Plan Update – Discussion of the Comp Plan Update was held. A brief
update of the last meeting was provided.

Old Business – None.

New Business – None.

Adjournment – With no further business, Mr. Lamb entertained a motion to
adjourn the meeting. The motion was so moved. The meeting adjourned at 8:05
P.M.

To the best of my knowledge, this summarizes the minutes of the January 19,
2016 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary