



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING May 17, 2016

The Planning Commission held their regular meeting on Tuesday, May 17, 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 Commissioners' Jennifer Breton and John Contento and residents Noel Bernard, Anthony Verwey, Marc Fox, Martin Gilchrist and Drew Sonntag of URDC and Sean O'Neill of the Chester County Planning Commission.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the April 19, 2016 Planning Commission meeting. The motion was so moved by Mr. Simon and seconded by Mrs. Hammond. Poll: Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye. Mr. Spratt and Mr. Benko abstained, as they were not in attendance. Motion passed.

Communications – None.

Public Comment – There were no public comments.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until August 31, 2016.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until August 31, 2016.

1-3 Fox Avenue SD 2015 – No one in attendance. The extension agreement is valid until August 31, 2016. A Variance is required for the project.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 31, 2016.

3611 Lincoln Highway TVFC SD 2016 – No one in attendance. The plan expiration date is August 11, 2016.

Brief discussion occurred, with the following being noted:

- Project involves property behind the Thorndale Volunteer Fire Company to the east, which the fire company purchased from the Hanscom family;
- Most of the property is located in the floodplain;
- The Township is looking to subdivide the property, taking the floodplain portion to create additional open space, with grant monies from the County and PECO;
- The fire company would retain the remaining portion of the property;
- Once costs have been paid, the residual funds would be given to the fire department to be used towards their mortgage;
- No development is being proposed.

No action occurred this evening.

Wawa Reeceville LD 2016 – In attendance this evening for discussion on the concept plan were the developer Joel Kepner, Greg Richardson, Traffic Planning & Design, Joel DelliCarpini, RLA, Bohler Engineering and Chris Hoffman, PE with Wawa.

Discussion occurred, with the following being noted:

- Mr. Kepner previously developed the CVS and Wawa in Thorndale, as well as the CVS on Reeceville Road;
- The concept was envisioned, when the CVS Reeceville Road project was developed;
- Discussions have occurred with PennDOT;
- Proposing to develop 2.596 acre site adjacent to the existing CVS at the intersection of Reeceville & Fisherville Roads;
- Proposing to construct a 5,051 square foot Wawa Food Market, including twelve fueling stations;
- Canopy would be an A frame roof, with stone pillars;
- Building façade would blend in with the hospital and CVS, being brick and stone;
- Above ground stormwater management basin being proposed;
- Retaining wall will be required;
- Access from Fisherville Road would be behind the CVS lot which is one way, with a driveway across to Wawa, as well as up to the light and right on Reeceville Road;

- Access from Reeceville Road will be a right turn in and right turn out;
- A portion of the hospital's parking lot edge will need to be reworked;
- Pedestrian safety issues discussed;
- Proposing 50 parking spaces as opposed to the 60 parking spaces located at the Thorndale Wawa;
- Governance Plan with some variance issues;
- A lot of work and detail has already been accomplished for a "concept/sketch plan";
- The Commission was receptive to the concept and found the design favorable and aesthetically pleasing.

No formal action occurred this evening.

Adopt a Highway – Adopt a Highway cleanup was rescheduled to April 30, 2016 due to the weather. Six bags of trash were collected and reported to PennDOT.

Floodplain Ordinance – Status same as previously discussed.

Comp Plan Update – Discussion of the Comp Plan Update was held, noting April's session was cancelled. URDC's new representation was in attendance this evening, noting they will assign homework to the committee members prior to the meetings, for discussion and feedback at the meetings. The meeting schedule will continue in conjunction with the Planning Commission meetings, unless another night is deemed necessary. A copy of the Comp Plan Update Session minutes are attached.

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 7:30 P.M.

To the best of my knowledge, this summarizes the minutes of the May 17, 2016 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary