



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

Jeffrey W. McClintock, PE, CFM, Township Engineer

Cheryl A. Lafferty, Administrative Assistant

www.calntownship.org

610-384-0600 fax: 610-384-0617 Email: engineer@calntownship.org
Municipal Building, 253 Municipal Drive, Thorndale, Pa. 19372

CALN TOWNSHIP PLANNING COMMISSION MEETING

June 21, 2016

The Planning Commission held their regular meeting on Tuesday, June 21, 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, 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, John Contento and George Chambers, along with residents Noel Bernard, Marc Fox and Lorraine Tindaro, 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 May 17, 2016 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Simon. Poll: all ayes. 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. An extension will be submitted prior to the deadline.

SDLD Ordinance Amendment ADA Requirements – A proposed ordinance regarding ADA requirements for sidewalks within developments was forwarded to Chester County Planning Commission for review.

Brief discussion occurred, noting ADA standards apply to developments as well.

Mr. Lamb entertained a motion to recommend approval of the SDLD Ordinance Amendment ADA Requirements to the Board of Commissioners, as presented.

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

The motion passed.

Floodplain Ordinance – Mr. McClintock advised Cedarville Engineering has been engaged to assist us in the ordinance process with DCED.

As previously discussed, FEMA is in the process of revising all floodplain mapping for Chester County. The Township is currently processing the model Floodplain Ordinance with the County, Anticipate a Letter of Final Determination in the fall from FEMA referencing a date for implementation, with FEMA's effective date for the map change anticipated to be in early 2017.

Discussions will occur with the Planning Commission and Board of Commissioner's regarding regulations. The Ordinance will require a permit for Floodplain Management, which the Township does not currently have and will also require a Floodplain Administrator. The Township must adopt the Ordinance prior to FEMA's effective date for the map change; otherwise, we will not be in good standing with the National Flood Insurance Program.

Comp Plan Update – Discussion of the Comp Plan Update was held. 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:

- It was noted the July Planning Commission and Comp Plan Update meeting is cancelled.

- At the recommendation of the Chief of Police for enhanced security, security cameras have been added to the building as well as a new building access monitoring system with cards being issued to employees and Board members. The vendor will schedule all automatic locking and unlocking of the facility.
- Mr. McClintock noted the property owner of a parcel at the intersection of Hazelwood and Gallagherville Roads approached the Board of Commissioners, regarding a possible Zoning Amendment to the property which is currently non-conforming. The property was previously zoned as Industrial and rezoned to Residential. A Lighter Industrial Zoning District was discussed, to allow another use for the property. Staff will continue to discuss this.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:15 P.M.

To the best of my knowledge, this summarizes the minutes of the June 21, 2016 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary