



CALN TOWNSHIP PLANNING COMMISSION MEETING August 16, 2016

The Planning Commission held their regular meeting on Tuesday, August 16, 2016 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson Dave Lamb. It was noted the July Planning Commission meeting and the 2015 Comp Plan Update session were cancelled.

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, along with residents Noel Bernard, Anthony Verwey and Lorraine Tindaro, Martin Gilchrist and Drew Sonntag of URDC and Mark Gallant of the Chester County Planning Commission.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the June 21, 2016 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Spratt. Poll: Mr. Lamb aye, Mr. Simon aye, Mr. Benko aye, Mr. Spratt aye. Jill Hammond abstained, as she was not in attendance. Motion passed.

Communications – It was noted that several informative documents were received from Chester County Planning Commission.

Public Comment – There were no public comments.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until December 23, 2016.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until December 23, 2016.

1-3 Fox Avenue SD 2015 – No one in attendance. The extension agreement is valid until December 23, 2016.

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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 extension agreement is valid until December 23, 2016.

15 Fox Avenue Sketch 2016 – In attendance to present the plan was David E. Rentschler, P.E. of Aria Engineering, LLC.

Discussion occurred, with the following being noted:

- Property owners would like to build four buildings with 15 townhomes on approximately 1.12 acres;
- Proposal would require Conditional Use and variances;
- One abandoned building currently on the property;
- Single Family Detached, Single Family Semi-Detached and Duplex units are permitted by Right;
- Zoning allows four units per acre;
- Issues noted:
 - Seven variances would be required
 - Area is wet
 - Stormwater requirements
 - Issues with parking
 - Setback issues
 - Common facilities
 - HOA issues
 - Covenants
 - Deed restrictions
- Mr. Lamb stated he was not opposed to the use, however felt the concept is very aggressive;
- Mrs. Hammond requested a serious plan to react to, something reasonable and less aggressive;
- The Commission members agreed, and requested their thoughts be forwarded to the Board of Commissioners.

No formal action occurred.

301 Bondsville Road SD 2016 – No one in attendance. The plan expiration date is October 22, 2016.

Discussion occurred, with the following being noted:

- Township's review letter was issued this afternoon, noting various items;

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- Stormwater issues involved;
- Driveways and parking issues;
- HOA.

The applicant will be in attendance at the next meeting to discuss his plan.

No formal action occurred.

1630 Oak Street Sketch 2016 – No one in attendance.

The applicant contacted the office prior to the meeting advising he would not be in attendance, acknowledging there are stormwater issues and driveway issues. They may or may not be proceeding with the plan.

No formal action occurred.

2400 Warren Avenue LD Waiver 2016 – In attendance to present the request is the property owner, William Taylor.

Discussion occurred, with the following being noted:

- Mr. Taylor would like to install a three car garage on a paved area, to be used as an accessory building in conjunction with his automotive repair business;
- Stormwater controls were previously completed;
- Board of Commissioners recommended he appear before the Planning Commission for their comments;
- Mr. Taylor's two parcels were to have been combined together previously, which was never accomplished;
- Mr. Taylor is attempting to keep costs and timeframe down;
- Fee in Lieu of Open Space would be required;
- Curbing and sidewalk requirements or a Fee in Lieu of;
- Stormwater Narrative would need documented;
- Landscaping requirements;
- A Subdivision will need to be filed.

Mr. Lamb entertained a motion to recommend Waiver of Land Development for 2400 Warren Avenue 2016, subject to the conditions of the July 20, 2016 Township Review Letter.

The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: Mr. Spratt aye, Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye. Mr. Benko abstained.

The motion passed.

Floodplain Ordinance – 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 – None.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:40 P.M.

To the best of my knowledge, this summarizes the minutes of the August 16, 2016 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary