



CALN TOWNSHIP PLANNING COMMISSION MEETING November 15, 2016

The Planning Commission held their regular meeting on Tuesday, November 15, 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, along with residents Noel Bernard, and Marc Fox, Martin Gilchrist of URDC and Mark Gallant of the Chester County Planning Commission.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of September 20, 2016 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Spratt. Poll: all ayes. Motion passed.

Mr. Lamb entertained a motion to approve the minutes of the October 18, 2016 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. 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 December 23, 2016. Applicant may be present at the next Planning Commission meeting seeking a recommendation.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until December 23, 2016. The Special Exception Hearings were held regarding the Floodplain and Wetland Buffer, and the Decision is expected to be rendered on December 13, 2016.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 31, 2016. Applicant may be present at the next Planning Commission meeting seeking a recommendation.

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3611 Lincoln Highway TVFC SD 2016 – No one in attendance. The extension agreement is valid until December 23, 2016. Applicant may be present at the next Planning Commission meeting seeking a recommendation.

301 Bondsville Road SD 2016 – No one in attendance. The extension agreement is valid until December 23, 2016.

Wawa Bondsville LD 2016 – No one in attendance. The plan expiration date is December 13, 2016. Applicant may be present at the next Planning Commission meeting seeking a recommendation.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Wawa Bondsville LD 2016 application, unless an extension of time is granted by the applicant prior to the current deadline of December 13, 2016.

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

The motion passed.

Floodplain Ordinance – The deadline for implementation has been pushed back by all agencies involved.

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;
- Mr. Gilchrist will prepare and forward a Revised Draft copy of the Comprehensive Plan, prior to the end of December;
- One last final section to be reviewed is the Action Plan Draft, which will be distributed this evening;
- Review and comments are to be provided to Jeff and Mr. Gilchrist by December 7th, for inclusion in the Revised Draft;
- Advertising for next year's Planning Commission meetings, should include the Public Information Meeting for the Comprehensive Plan Update being held in conjunction with the January 17, 2017 Caln Township Planning Commission meeting;
- The Public Information meeting will describe the plan, etc. to the public and will allow any public comments;
- The Planning Commission will then submit the Act 247 Review to Chester County Planning Commission for their review of the Revised Draft Comprehensive Plan;
- Mandated County review time is 45 days (approximately mid March);
- The Board of Commissioners can advertise and hold a Public Hearing prior to the completion of the County's Act 247 Review. Any changes would need to be incorporated into the Plan;
- Timeline for the Board of Commissioners' recommendation and adoption is anticipated to be March/April;

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- Mr. McClintock will forward a Six Month Extension Request to the County, as the contract period for the Vision Partnership Program was established as February 1, 2015 thru January 31, 2017;
- It was determined that due to the activity anticipated for the December Planning Commission meeting, the December Comp Plan Meeting would be cancelled.

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 7:25 P.M.

To the best of my knowledge, this summarizes the minutes of the November 15, 2016 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary

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