



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING  
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## CALN TOWNSHIP PLANNING COMMISSION MEETING March 17, 2015

The Planning Commission held their regular meeting on Tuesday, March 17, 2015 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 and Ken Simon.

Also in attendance was Cheryl A. Lafferty, Planning Secretary.

Others in attendance were Commissioners' John Contento and Lorraine Tindaro, and residents Marc Fox, Anthony Verwey and Noel Bernard, all recently appointed to the Comprehensive Plan Committee. As well as Charles Schmehl and Drew Sonntag of URDC.

**Approval of Minutes** – Mr. Lamb entertained a motion to approve the minutes of the February 17, 2015 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: Mr. Benko aye, Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye. Mr. Spratt abstained as he was not in attendance.

The motion passed.

**Communications** –The Western Chester County Council of Governments extended an invitation for the Coatesville Centennial Celebration on April 27, 2015.

**Public Comment** – Peter & Catherine Callahan of 931 Bondsville Road were in attendance to voice major concerns regarding their property and the proposed SAI Temple project.

Discussion occurred, with the following being noted:

- their home is located on Bondsville Road between Edges Mill Road and Osborne Road;

- the property is located in the Historic Preservation Overlay District and the Woodland Preservation Overlay District;
- home was built in 1721 and is known as the Jacob Edge House;
- major water management issues and traffic control issues currently exist in this corridor;
- their property is already located in the floodplain, with issues;
- the proposed project will create additional flooding issues with the removal of trees, and installation of additional layered parking areas and walls;
- the proposed site involves steep slopes and very steep slopes;
- additional traffic concerns will occur once the Osborne Road Bridge project is completed;
- Mr. & Mrs. Callahan have met with Jeff McClintock, PE, CFM, Township Engineer, who recently came out to assess conditions after a modest rain storm and snow storm;
- Mr. & Mrs. Callahan recently attended a Board of Commissioners meeting to voice their concerns, and anticipate attending all future meetings to reiterate their concerns;
- The Callahan's love their home and property, and are passionate in preserving its integrity;
- Mr. & Mrs. Callahan stressed their concerns regarding the proposed project, and in their opinion the Township's minutes and applicant's application do not reflect items listed on SAI Temple's website, such as:
  - 1500 occupants every weekend
  - Boarding School
  - large scale events several times per year
  - housing accommodations;
- Question arose as to the removal of trees and any permitting required, as there were concerns that some trees may have already been taken down. It was advised that a Forestry Permit is required for timbering;
- Mr. Lamb advised the application was submitted as a Sketch Plan and reviewed as such, noting it is not an engineered plan reflecting all the details at this point;
- Mr. & Mrs. Callahan thanked the Commission for their time in allowing them to voice their concerns.

No formal action occurred this evening.

**Bondsville Road Apartments LD 2013** – No one in attendance. The extension agreement is valid until June 30, 2015.

**Benne Norton Avenue LD 2013** – No one in attendance. The extension agreement is valid until April 30, 2015. Latest submission was reviewed and applicant's engineer was present at a recent Board of Commissioner's meeting for discussion.

**Comp Plan Update** – Discussion of the Comp Plan Update will be held upon the adjournment of the Planning Commission meeting.

**Old Business** –The May meeting will need to be rescheduled, due to Primary Election.

**New Business** – Adopt a Highway cleanup will be held on Saturday, April 18<sup>th</sup> commencing at 8:00 A.M., concurrent with Caln Pride Day. All members were asked to assist in the cleanup. Bag totals and locations are to be reported to our office.

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

To the best of my knowledge, this summarizes the minutes of the March 17, 2015 Planning Commission meeting.

Respectfully submitted,  
Cheryl A. Lafferty  
Planning Secretary



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## **2015 Comp Plan Update Session 1 Minutes March 17, 2015**

The Planning Commission held their first session with the Comprehensive Plan Committee on Tuesday, March 17, 2015 in the Caln Township Municipal Building, immediately following the regular meeting.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, Jill Hammond and Ken Simon.

Also in attendance was Cheryl A. Lafferty, Planning Secretary.

Others in attendance were Commissioners' John Contento and Lorraine Tindaro, and residents Marc Fox, Anthony Verwey and Noel Bernard, all recently appointed to the Comprehensive Plan Committee. As well as Charles Schmehl and Drew Sonntag of URDC.

The session started with everyone introducing themselves, their affiliations and backgrounds.

Mr. Schmehl advised tonight would be a brief overview of the project, as well as gathering concerns from the committee.

Discussion occurred, with the following being noted:

- the committee will meet monthly, concurrent with the Planning Commission meetings;
- if Planning Commission Agendas are heavy, another meeting night will need to be scheduled for discussion;
- URDC will provide copies of all materials;
- purpose of the Comprehensive Plan is an overall set of policies, not regulations, for the development and preservation of the Township, for the next 10 to 15 years;
- setting goals and objectives of what we want for the Township;
- what opportunities are available for the Township to take advantage of;
- URDC will then make recommendations;

- there will be an Action Portion of the report listing suggested actions, timeframes and responsibilities in carrying them out;
- public involvement will occur in the middle of the process and the end;
- possibly post website for comments, ideas, etc.;
- the Comprehensive Plan is a tool for:
  - natural features conservation
  - historical preservation
  - future land use and housing
  - transportation
  - community facilities
  - services;
- the update will not:
  - be a Zoning update, but will recommend zoning policies
  - provide extreme detail i.e. potholes or number of police officers, etc., not the intention
  - be a trail feasibility study
  - include detailed design or engineering for specific locations, however they may make recommendations;
- URDC will gather background information from census data, wastewater system, community facilities and natural features and will present the report within the next several months;
- URDC will also interview township officials, the school district and various large property owners to obtain different views;
- URDC will present important choices and implications and ask for direction;
- Historical Overlay District and various sites mentioned;
- what are committee's thoughts and fears regarding the Historical Overlay District;
- committee requested a Map of Overlay Districts for visualization;
- it was noted that an "Inventory Section of Notes" be kept, that come up in the process but aren't part of the actual Comprehensive Plan;
- items of concern to work on:
  - transportation
  - traffic
  - mobility i.e. sidewalks to promote walking, bike accessibility & friendliness, trails
  - recreation
  - property management
  - "Water" i.e. stormwater, on lot wells & sewers
  - Floodplain
  - making the train station more accessible, i.e. buses, etc.
  - redevelopment of Lincoln Hwy.
  - mixed uses to promote growth
  - our identity, who are we, what are we identified as, where are we
  - promoting the Township to attract all age groups.

In conclusion, the homework for this session is to look at the maps and information provided, better familiarize yourself with areas in the Township and share your ideas with the group via email.

Mr. Lamb reminded everyone in order to be efficient, complete your homework, read and provide feedback and be productive.

Everyone was asked to bring their binders to each meeting, for new materials and discussion.

The session ended at 8:30 P.M.

To the best of my knowledge, this summarizes Session 1 of the 2015 Comp Plan Update, March 17, 2015 discussion.

Respectfully submitted,  
Cheryl A. Lafferty  
Planning Secretary