



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING April 21, 2015

The Planning Commission held their regular meeting on Tuesday, April 21, 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, Jim Benko, Jill Hammond and Ken Simon.

Also in attendance was Jeffrey W. McClintock, P.E., C.F.M., Township Engineer.

Others in attendance were Commissioners' John Contento and Lorraine Tindaro, residents Marc Fox and Noel Bernard, and Charles Schmehl of URDC.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the March 17, 2015 Planning Commission meeting. The motion was moved by Mrs. Hammond and seconded by Mr. Benko. All voted in favor of the motion. Motion passed 4-0.

Communications – There were no communications this month.

Public Comment – There were no public comments this month.

R-2 Zoning Text Amendment – Currently the R-2 allows Educational Uses by Conditional Use. This ordinance amendment will remove Educational Uses from the R-2 zoning district. Mr. McClintock indicated that the Board is looking to preserve acreage for taxable uses, reduce irritation of Caln residents seeing Downingtown schools so close, but not accessible, and traffic concerns as some of the reasons for considering this amendment. The April 19, 2015 letter from the Chester County Planning Commission was reviewed. Mr. Lamb entertained a motion to recommend the Board of Commissioners approve the R-2 Zoning Text Amendment as written. The motion was moved by Mr. Benko, seconded by Ken Simon. All voted in favor of the motion. Motion passed 4-0.

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. Mr. Lamb entertained a motion to recommend the Board deny the application unless an extension is received prior to April 30, 2015. The motion was moved by Mrs. Hammond and seconded by Mr. Benko. All voted in favor of the motion. Motion passed 4-0.

Beaver Creek Tavern Minor Land Development Waiver 2015 – Stu Deets was in attendance to present his waiver request. He installed a roof over an existing impervious area without the required permits. The building code issues are being handled by Mr. Reczek; however, the project requires land development or a waiver thereof. After a discussion, Mr. Lamb entertained a motion to recommend the Board approve the waiver request with a condition that all building code requirements are met. The motion was moved by Mr. Simon and seconded by Mr. Benko. All voted in favor of the motion. Motion passed 4-0.

Comp Plan Update – Discussion of the Comp Plan Update was held. Mr. Lamb provided an update of the last meeting and suggested the Comp Plan meeting minutes be attached to the Planning Commission meeting minutes as we proceed through that process.

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 25th commencing at 8:00 A.M. since there were not enough participants to do it this past weekend. 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 April 21, 2015 Planning Commission meeting.

Respectfully submitted,

Jeffrey W. McClintock, P.E., C.F.M.
Township Engineer



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2015 Comp Plan Update Session 2 Minutes April 21, 2015

The Comp Plan Committee held their second session on Tuesday, April 21, 2015 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

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

Also in attendance was Jeffrey W. McClintock, P.E., C.F.M., Township Engineer.

Other committee members in attendance were Commissioners' John Contento and Lorraine Tindaro, and resident Noel Bernard. Charles Schmehl of URDC was also in attendance. Lastly, Sean O'Neill and Mark Gallant of the Chester County Planning Commission (CCPC) were in attendance and noted that either one or both of them will be attending each session as part of the grant project process.

The session started with Mr. Gallant providing an overview of the process from the grant standpoint. He noted the following:

- The CCPC representative is a non-voting member of the committee;
- Mailings should be issued at least 1 week prior to the meeting for all to review;
- Invoices are to be submitted to the County for review and acceptance prior to the Township approving for payment;
- He suggested keeping either cancelled checks or a letter of payment receipt from URDC in the file for reimbursement; and
- He reviewed the VPP-Municipal and Consultant Responsibilities Checklist.

Mr. Schmehl started to review the topics of the evening which focused on the natural features such as geology, steep slopes, floodplain, and other natural resources and features. Some of the items to note:

- It was suggested that Mr. Schmehl contact Advantage Engineers, the Township's Geotechnical Consultant, to review the carbonate geology within the Township;
- It was suggested that Mr. Schmehl contact Mr. Reczek, Township Zoning Officer, to discuss the steep slope regulations;
- It was suggested that the floodplain mapping be reviewed in order to have a discussion on Floodplain development, namely:
 - Does the Township want to allow new buildings in the floodplain?
 - Does the Township want to consider a higher freeboard than the NFIP mandated 18-inches so as to reduce hazards, lower flood insurance premiums, and potentially improve the overall rates in the Township?
- The conservation mapping was discussed;
- Agricultural preservation was discussed;
- Historical resources was discussed, namely does the Township want to consider controlling demolition of historic structures?
- Some discussion was had regarding the possibility of the Vo-Tech performing rehabilitation measures on the Gardner Beale Home on the CASD Property;

Discussion was then turned to land development. Review of the 4/16/15 memo generated food discussion. Some of the items to note:

- Current land use, redevelopment, and possibilities for future development were discussed;
- For homework, asked what the likes and dislikes of the past developments are;
- Way too many overlay districts in the current ordinance;
- Look into development of a "use chart" for ease of use of the ordinance;
- Look into developing map of proposed and/or approved land development projects;
- Open space comments from past land developments
 - Some developments have trails that impact steep slopes;
 - Some trails are not practical;
- Comments about public facilities impact to the future HOA's. Look at possibility of developer putting money in reserves up front to account for long-term maintenance;
- Discussed the "R" districts;
- Although it may be the intent for the Thorndale Village to be a mixed use district, it is pretty much only commercial.
- Mr. Schmehl asked how much housing do you want to see in Thorndale;

- The concept of Transferable Development Rights (TDR's) was discussed; however, it appears as though this concept would not be very applicable here.
- Focus should be to promoted development centered around the train station.
- Discussed removing conditional use as much as possible and instead, include the desired items in the ordinance.

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 9:00 P.M.

Respectfully submitted,

Jeffrey W. McClintock, P.E., C.F.M
Township Engineer