



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

Jeffrey W. McClintock, PE, CFM, Township Engineer
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CALN TOWNSHIP PLANNING COMMISSION MEETING **September 15, 2015**

The Planning Commission held their regular meeting on Tuesday, September 15, 2015 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Vice-Chairperson Eugene Spratt.

Roll Call – In attendance for the Planning Commission were Eugene Spratt, Jim Benko and Ken Simon.

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Commission Secretary.

Others in attendance were Gregory E. Prowant, AICP, Township Manager and resident Noel Bernard, along with Charles Schmehl of URDC.

Approval of Minutes – Mr. Spratt entertained a motion to approve the minutes of the August 18, 2015 Planning Commission meeting. The motion was moved by Mr. Simon and seconded by Mr. Benko. Poll: all ayes. Motion passed.

Communications – There were no communications this month.

Public Comment – There were no public comments this month.

Dwell at Caln PRD 2011 – No one in attendance.

Per the Township Engineer, the plan has an expiration date of December 18, 2015. Awaiting applicant's response to review letter.

No action occurred this evening.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until February 25, 2016.

No action occurred this evening.

Benne Norton Avenue LD 2013 – No one in attendance. The extension agreement is valid until December 17, 2015. The Township is awaiting revisions.

No action occurred this evening.

Royal Farms LD 2015 – In attendance was the property owner, Paul McLaughlin, to address any questions.

Per the Township Engineer, the Royal Farms LD 2015 plan was accepted for review at this evening's Planning Commission meeting, starting the 90 day time clock for action to December 14, 2015.

No further action occurred.

2131 Lincoln Highway Sketch 2015 – Per the Township Engineer, an escrow check was submitted to start the Township's Traffic Consultant's review process, however notification was received advising the project for 192 apartments as discussed last month has been scrapped due to wetland issues and natural constraints. The escrow check has been returned to the developer.

Comp Plan Update – Discussion of the Comp Plan Update was held. A brief update of the last meeting was provided.

Old Business – None.

New Business – None.

Adjournment – With no further business, Mr. Spratt entertained a motion to adjourn the meeting. The meeting adjourned at 7:10 P.M.

To the best of my knowledge, this summarizes the minutes of the September 16, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary



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2015 Comp Plan Update Session 5 Minutes September 15, 2015

The Comp Plan Committee held their fifth session on Tuesday, September 15, 2015 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

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

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Commission Secretary.

Other committee members in attendance were Commissioners' John Contento and Lorraine Tindaro, and residents Noel Bernard and Anthony Verwey. Also in attendance were Gregory E. Prowant, AICP, Township Manager, Charles Schmehl of URDC and Mark Gallant of the Chester County Planning Commission (CCPC).

The session started with Mr. Schmehl disbursing the following materials: Suggested Schedule/Next Steps, Revised Existing Land Use Map, Examples of Mixed Use Commercial/Multi-Family Developments, DVRPC Design Study from 2014, Caln Township's Draft Transportation Plan, Street Classification Map, Caln Township Mobility & Connectivity Study Road Network Map & Action Plan, Proposed Beaver Creek Trail Map, Fair Share Housing Analysis Part I and a Map reflecting Major Proposed Developments 2015.

Discussion occurred, with some of the items to note:

- Street Classification Map reviewed, with the following revisions:
 - Humpton Road should be added as a Minor/Major Collector Road
 - Municipal Drive should be added as a Minor Collector Road
 - G. O. Carlson Blvd. should be listed as a Major Collector Road
 - Edges Mill Road should be added as a Major Collector Road
 - Bondsville Road is listed as a Major Arterial Road which should be continued with Thorndale Marshallton Road

- Lloyd Avenue South of Lincoln Hwy. should be reflected as a Major Collector Road
- Blackhorse Hill Road is currently listed as a Minor Collector Road, possibly change to Major Collector Road
- Olive Street Extension should be removed from listing;
- Street Classification Map and speed limits discussed;
- Suggested Schedule/Next Steps was discussed:
 - Proposed Adoption in May of 2016, however the County feels this is unrealistic
 - It was determined that the initial Public Meeting would not be held until after New Years, as publicity and preparation time is needed;
- The Township recently completed a study identifying 21 challenging intersections within the Township, the Committee requested this information be included in the updated Comprehensive Plan;
- Revised Existing Land Use Map reviewed:
 - URDC suggested the combination of the Highway Commercial, Interchange Commercial and Interchange Overlay Districts all be combined under Highway Commercial, as there are too many Overlay Districts
 - Suggestion was also made to change the Industrial District to Light Industrial and create a General Industrial District to control heavy industrial uses
 - “Bed Bug Row Village” area including several commercial properties discussed regarding redevelopment and possible Zoning change, as the properties are non-conforming currently. The area is in the Historic Preservation Overlay District;
- A Major Proposed Development Map was included and discussed:
 - 2131 Lincoln Highway Apartments will be removed
 - Lloyd Avenue area was discussed noting the Arch Diocese property for sale and potential possibilities and issues regarding traffic and congestion
 - The Committee was receptive to the area being blended as retail and residential
 - G. O. Carlson Blvd. Zoning discussed
 - Hillview development discussed
 - Brandywine Hospital area currently zoned Commercial for a proposed Fisherville Road Shopping Center which never materialized, possibly change a portion to Residential with clustering, and offer a senior bonus incentive;
- “Lincoln Highway western section discussed:
 - The area needs revitalized and beautified as you enter into Caln Township, as reflected in the “Thorndale Village Area”, to attract businesses
 - Grants are available for planting trees, however complications can arise with underground utilities and PennDOT permits

- Tax increment and financing discussed for improvements
- HUD Grants only available for certain areas of the Township
- Promote LERTA to attract businesses
- Use Chester County Economic Development Council as a marketing tool.

Discussion will continue next month with Land Use, Transportation, Fair Share Housing Obligations and the DVRPC Thorndale Report.

In order to be efficient everyone was reminded to 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 9:20 P.M.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary