



**2015 Comp Plan Update
Session 18 Minutes
February 16, 2017**

The Comp Plan Committee held their 18th session on Thursday, February 16, 2017 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P. M. by Dave Lamb. The meeting was duly advertised.

In attendance for the Planning Commission were Dave Lamb and Jim Benko.

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

Other committee members in attendance were Commissioners John Contento, Kristen Denne, ICMA-CM, Township Manager along with residents Noel Bernard and Lorraine Tindaro. Also in attendance was Martin Gilchrist of URDC along with Mark Gallant of the Chester County Planning Commission (CCPC).

Discussion occurred, with some of the items to note:

- The new Lead for the project will be Kristen Denne, ICMA-CM, Township Manager;
- The Sub-Committee comprised of Ms. Denne, Mr. Contento, Mr. McClintock and Mrs. Hammond met on January 24, 2017, for discussion on the Action Plan. The decision was to return the Action Plan information back to the more simplified version as presented in December;
- Mr. Gilchrist incorporated all comments and changes received, including a correction to the Parks namely 20.00 acres, and a Revised Draft Comprehensive Plan was forwarded;
- The Revised Draft being reviewed this evening does not include Maps, as no changes were made;
- Train Station area discussed, noting generalized language was incorporated into the draft;
- Some modifications were made to the Action Plan which were highlighted;
- Strategies are listed in the preceding pages;
- Land Use and Housing Plan and ratings discussed. The Township can and should rate as they feel appropriate;
- Land Use and Housing Plan section was updated and simplified;
- Open Space Development Plan highlighted. Comment was noted the Township should be flexible;
- Under the Priority Category, Mr. Gilchrist will add page numbers for reference;
- Caln Township Comprehensive Plan and date will be added to each page;
- Fair Share Housing and Energy Conservation briefly discussed;

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- Once all comments including this evening are finalized and agreed upon, Mr. Gilchrist will provide the updated document for posting to the website in Parts I, II, III & Appendices;
- Mr. Gilchrist will also provide a sample cover letter along with disks for forwarding to the eight adjacent municipalities and the Coatesville Area School District, for review and comments;
- Once advised, Ms. Denne will have the Community Outreach Specialist post the information on the website and Facebook, as well as contacting various Homeowners Associations and business groups and organizations;
- The Revised Draft Comprehensive Plan should be available online for at least two weeks prior to the Public Information Meeting;
- The Public Information Meeting will consist of a verbal and PowerPoint presentation from URDC, along with various charts set up for review, discussion and comments. Mr. Gilchrist will bring all items needed for the presentation;
- The Public Information Meeting will be advertised for Tuesday, March 21, 2017 at 6:45 P.M., prior to the scheduled Planning Commission Meeting;
- Any public comments should be included in the draft presented to the Board of Commissioners for review;
- 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;
- The Planning Commission will need to recommend approval for the Public Hearing and adoption of the Comprehensive Plan to the Board of Commissioners;
- 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;
- Being a Public Hearing, a Court Reporter will need to be scheduled and be in attendance;
- Timeline for the Board of Commissioners' recommendation and adoption is anticipated to be late May or early June;
- A Six Month Extension Request was submitted to the County, which was granted until July 31, 2017;
- The Historical Commission had provided a listing of properties to be included in the Comprehensive Plan. It was noted that several properties appear to be missing;
- Mr. & Mrs. Peter Callahan reside in one of the properties missing. Mrs. Callahan is the current Chairperson of the Historical Commission. She'll review the listing and provide any additions and/or corrections to the Township and Mr. Gilchrist prior to the end of the month;
- Ms. Denne advised she will not be in attendance of the March 21, 2017 Public Information Meeting, however Tom Wilkes, PE of Cedarville Engineering Group, LLC will be.

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The session ended at 8:15 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary

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