



**2015 Comp Plan Update
Session 19 Minutes
March 21, 2017**

The Comp Plan Committee held their 19th session on Tuesday, March 21, 2017 in the Caln Township Municipal Building. The meeting was called to order at 6:45 P. M. by Dave Lamb. The Comprehensive Plan Update Public Informational Session was duly advertised in the Daily Local News, as well as being posted on the Township's website and Facebook page.

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

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

Other committee members in attendance were Commissioners John Contento and Jennifer Breton, Kristen Denne, ICMA-CM, Township Manager along with residents Noel Bernard and Lorraine Tindaro. Thomas Wilkes, PE, of Cedarville Engineering Group, LLC, the Township's Consulting Engineer was also in attendance, along with Martin Gilchrist and an associate of URDC and Mark Gallant of the Chester County Planning Commission (CCPC).

Discussion occurred, with some of the items to note:

- Mr. Lamb opened the Public Informational Session advising:
 - The previous Caln Township Comprehensive Plan was completed in 2003;
 - In 2015 Caln Township retained Urban Research & Development Corporation (URDC) to update the Comprehensive Plan;
 - During the past two years the Township Planning Commission and the Comprehensive Plan Update Committee have been carefully reviewing the existing situation in the Township and working with URDC to update the Plan to guide the future of Caln Township;
 - The draft of the updated 2017 Comprehensive Plan has been available at the Township for review, as well as being posted on the Township's website;
- Martin Gilchrist of URDC was introduced and asked to provide a summary of the 2017 Comprehensive Plan, which consisted of a verbal and PowerPoint presentation, along with various charts;
- Mr. Gilchrist noted:
 - The Committee has methodically reviewed the existing Comprehensive Plan over the past two years and have developed the Comprehensive Plan presented this evening;
 - Per Census figures, the Township's population has increased from 11,900 in the 2000 report to 14,000+ in 2013 report;
 - Household size has decreased down to 2.46 people, which is an average nationwide;

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- Demographics and physical aspects of the Township reviewed, including streams and floodplains;
- Topography also discussed, noting the Steep Slopes Maps on display;
- Existing Land Use and Map discussed, noting over the years more fully developed characteristics , however the Township has allowed for PRD and Cluster Developments which helps set aside Open Space;
- Developable areas and parcels in the Township reviewed, noting areas not readily developable due to slope issues, etc.;
- Residential, Commercial and Industrial areas discussed;
- Open Space areas preserved in the Township reflected on the map were discussed;
- The Plan recommends Historical properties be preserved;
- The Comprehensive Plan addressed areas of Economic Development, Natural Resources, Historic Preservation, Community Facilities & Services, Open Space, Transportation and Energy Conservation and Sustainability;
- The Transportation Plan recommends the Township tie together linkages of the trail system within the Township, which was discussed in the Future Land Use Plan;
- The 2017 Comprehensive Plan does not propose any revolutionary changes from the 2003 Comprehensive Plan, which was a sound Plan followed by the Township. The 2017 Comprehensive Plan endorses the prior Plan and will build upon it;
- No significant Land Use Changes are proposed;
- The 2017 Comprehensive Plan does recommend some changes:
 - Area East of Lloyd Avenue should be considered to offer incentives to encourage active Adult Residential Communities;
 - Brandywine Hospital Site along Fisherville Road to the ByPass should be considered to change Zoning to reflect and Overlay to allow Commercial/Office/Business/Residential Mixed Use;
 - Thorndale Train Station area should be considered an area to designate an Overlay for Commerical/Residential Use, given the proximity to the train station, allowing Residential units above Commerical units;
 - An area on Bondsville Road should be re-classified as General Industrial, which currently operates as a concrete facility;
- Mr. Gilchrist advised the Township forwarded a letter along with a disk containing the proposed 2017 Caln Township Comprehensive Plan to the eight adjacent municipalities and the Coatesville Area School District, for review and comments;
- Mr. Lamb noted:
 - The Township also submitted an Act 247 Review Request and disk to Chester County Planning Commission, for their review. Mandated County review time is 45 days ending on April 21st;
 - Any public comments should be included in the draft presented to the Board of Commissioners for review;

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- 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 project was overseen by Chester County Planning Commission, and their guidance, input and assistance in funding the project is acknowledged and appreciated;
- URDC's diligence and documentation throughout the process was noted;
- Mr. Lamb requested the Committee review the draft 2017 Comprehensive Plan again and provide any feedback and comments to the office;
- Seven residents were in attendance noting the following questions/comments:
 - A representative of the Historical Commission had questions and concerns regarding the Bondsville Road area being recommended for re-classification as General Industrial, as there is a Historic Overlay District involved. It was noted the area in question is already Zoned as Industrial, as well as the need for the Township to designate an area as General Industrial;
 - Question arose regarding G. O. Carlson Boulevard Connection. Mr. Gilchrist advised a linkage connecting East to West may be made at some future point, as well as the proposed expansion of trails and connectivity;
 - Resident voiced concerns regarding the proposed linkage of G. O. Carlson Boulevard, as it relates to properties with floodplain issues and how they would be affected. Currently the drainage area between two properties has issues with the drainage pipe and the creek. Mr. Gilchrist reiterated the expansion is proposed at some future point. Commissioner Contento advised a Stormwater Committee has been implemented as suggested in the Comprehensive Plan, to discuss stormwater issues brought to their attention and make recommendations to the Township and Board of Commissioners. The initial meeting of the Committee is forthcoming;
 - A resident questioned improvements and recommendations regarding Bondsville Road and Lincoln Highway. Mr. Lamb advised PennDOT updated traffic movement patterns last year, and the intersection will be re-aligned in addition to the phasing with the construction of the newly approved Wawa at the intersection of Bondsville Road and Lincoln Highway;
 - Question arose if any consideration was given to possible traffic circles/islands on G. O. Carlson Boulevard at Bailey Road and Municipal Drive, for better traffic movement. Mr. Gilchrist advised this was not specifically mentioned in the Plan, and that land would need to be available to do so.

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With no further comments or questions, The Comprehensive Plan Update Public Informational Session ended.

The session ended at 7:20 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary

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