

2019-24

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RTKO



pennsylvania
OFFICE OF OPEN RECORDS

Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it is required should an appeal be necessary. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAME: CALN TOWNSHIP, Chester County, PA _____ (Attn: AORO)

Date of Request: March 8, 2019 Submitted via: Email U.S. Mail Fax In Person

PERSON MAKING REQUEST:

Name: Rick Urban Company (if applicable): N/A

Mailing Address: 54 Carlson Way

City: Downingtown State: PA Zip: 19335 Email: [REDACTED]

Telephone: _____ Fax: N/A

How do you prefer to be contacted if the agency has questions? Telephone Email U.S. Mail

RECORDS REQUESTED: *Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. Use additional sheets if necessary. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law.*

Copies of all correspondence sent to or received from Lou Colagreco, or his law firm and/or Harry Miller, his staff or company to or from any employee or elected official of Caln Township from January 1, 2018 to present. This shall include all correspondence whether by mail, fax or email.

DO YOU WANT COPIES? Yes, electronic copies preferred if available

Yes, printed copies preferred

No, in-person inspection of records preferred (*may request copies later*)

Do you want certified copies? Yes (*may be subject to additional costs*) No

RTKL requests may require payment or prepayment of fees. See the [Official RTKL Fee Schedule](#) for more details.

Please notify me if fees associated with this request will be more than \$100 (or) \$5.00 _____

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: _____ Date Received: 3/8/19 Response Due (5 bus. days): 3/15/19

30-Day Ext.? Yes No (If Yes, Final Due Date: _____) Actual Response Date: _____

Request was: Granted Partially Granted & Denied Denied Cost to Requester: \$ _____

Appropriate third parties notified and given an opportunity to object to the release of requested records.

From: Kristen Denne
Sent: Monday, March 11, 2019 3:14 PM
To: Abbey Swan
Subject: FW: Regal Builders Ordinance

On 8/30/18, 12:23 PM, "Lou" <Lou@RRHC.COM> wrote:

OK. Would that be the 9/13 BOC mtg? We could give a brief summary and ask for a hearing date.

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-----Original Message-----

From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Thursday, August 30, 2018 12:13 PM
To: Kristen Denne
Cc: Lou
Subject: FW: Regal Builders Ordinance

Kristen: please see Lou's question. I suppose it depends on whether the Board is satisfied with the draft. Lou: I think the Board will need a presentation by the developer at the meeting where they consider moving the ordinance forward.

-----Original Message-----

From: Lou <Lou@RRHC.COM>
Sent: Thursday, August 30, 2018 8:59 AM
To: Kristin Camp <kcamp@buckleyllp.com>; Alyson Zarro <Alyson@RRHC.COM>
Cc: Kathleen <Kathleen@RRHC.COM>
Subject: RE: Regal Builders Ordinance

Is Caln one of those Twps. that authorizes advertising for hearing at a public mtg? If so, can we get this on the BOC September 13 agenda to authorize public hearing on Oct. 11? I assume if we file next week, it will be sent to the County so the 30 day County review period will be satisfied by 10/11.

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reproduction of this message by unintended recipients is not authorized and may be unlawful.

-----Original Message-----

From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Wednesday, August 29, 2018 5:59 PM
To: Alyson Zarro; Lou
Subject: FW: Regal Builders Ordinance

You should be ok if you submit early next week to attend PC in September -----Original Message-----

From: Ray Stackhouse <rstackhouse@calntownship.org>
Sent: Wednesday, August 29, 2018 12:36 PM
To: Kristin Camp <kcamp@buckleyllp.com>
Cc: Kristen Denne <kdenne@calntownship.org>; Bob Flinchbaugh <BFlinchbaugh@CedarvilleEng.com>
Subject: Re: Regal Builders Ordinance

Yes there is, first week of the month prior to meeting

Sent from my iPhone

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, Pa. 19372
610.384.0600 x 157
rstackhouse@calntownship.org<<mailto:rstackhouse@calntownship.org>>

On Aug 29, 2018, at 12:24 PM, Kristin Camp <kcamp@buckleyllp.com<<mailto:kcamp@buckleyllp.com>>>
wrote:

I have been communicating with Lou Colegreco and Alyson Zarro concerning my edits to the ordinance. They're going to accept most of them but make some minor changes and submit that to me in the next few days. They wanted to know if they submitted a formal application for zoning amendment by early next week if they could attend the planning commission meeting on September 18. Is there a cut off for when they have to have it submitted to attend the planning commission meeting?

[http://www.buckleyllp.com/wp-content/uploads/2017/08/signature_Logo_sm.png]

Kristin S. Camp, ESQUIRE

BUCKLEY BRION McGUIRE & MORRIS LLP

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

D: 484.887.7530 | M: 610.436.4400 Ext.1050

F: 610.436.8305

www.buckleyllp.com<<http://www.buckleyllp.com>>

From: Kristen Denne
Sent: Monday, March 11, 2019 3:17 PM
To: Abbey Swan
Subject: FW: Regal Builders/Caln Twp. - Zoning Map Amendment
Attachments: Zoning Map Exhibit 6-14-18.PDF

From: Gina Gerber <ginag@RRHC.COM>
Date: Friday, June 29, 2018 at 8:49 AM
To: Lou <Lou@RRHC.COM>, Kristin Camp <kcamp@buckleyllp.com>
Cc: Kristen Denne <kdenne@calntownship.org>, Ray Stackhouse <rstackhouse@calntownship.org>, Justin O'Lear <jolear@regalbuilders.net>, "Harry Miller (hmill@regalbuilders.net)" <hmill@regalbuilders.net>, "Charlie Schmehl, URDC" <cschmehl@urdc.com>, Kathleen <Kathleen@RRHC.COM>, Ally Driscoll <ally@RRHC.COM>
Subject: Regal Builders/Caln Twp. - Zoning Map Amendment

Please find attached a revised version of the zoning map exhibit to accompany the amendment.

Gina

Gina M. Gerber, Esquire
Riley Riper Hollin & Colagreco
Attorneys at Law
717 Constitution Drive
Post Office Box 1265
Exton, PA 19341
Phone No. (610) 458-4400
Fax No. (610) 458-4441
Website: www.rrhc.com
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From: Lou
Sent: Thursday, June 28, 2018 3:45 PM
To: Kristin Camp
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org; Justin Olear (jolear@regalbuilders.net);

Harry Miller (hmiller@regalbuilders.net); cschmehl@urdc.com; Gina Gerber; Kathleen; Ally Driscoll
Subject: FW:

Good afternoon Kristin

When we met a couple of weeks ago to discuss the proposed zoning amendment for the former Archdiocese property, a number of changes to the draft ordinance were suggested. We have made those changes and a few others. See attached. I didn't blackline against the last draft since it was too confusing to follow. Anyway, we'd like to reconvene with the same group that met previously to discuss after you and the Township staff/ consultants have had the chance to review.

Scheduling anything for next week is proving very difficult, but we could be available the week of 7/9. If you can get me Twp. availabilities, I will coordinate on our end.

In the meantime, if you have any questions that you and I might be able to address by phone, please don't hesitate to call. Lou



717 Constitution Drive
Post Office Box 1265
Exton, PA 19341

LOUIS J. COLAGRECO, JR.
610.458.4400 Tel
610.458.4441 Fax
lou@rrhc.com

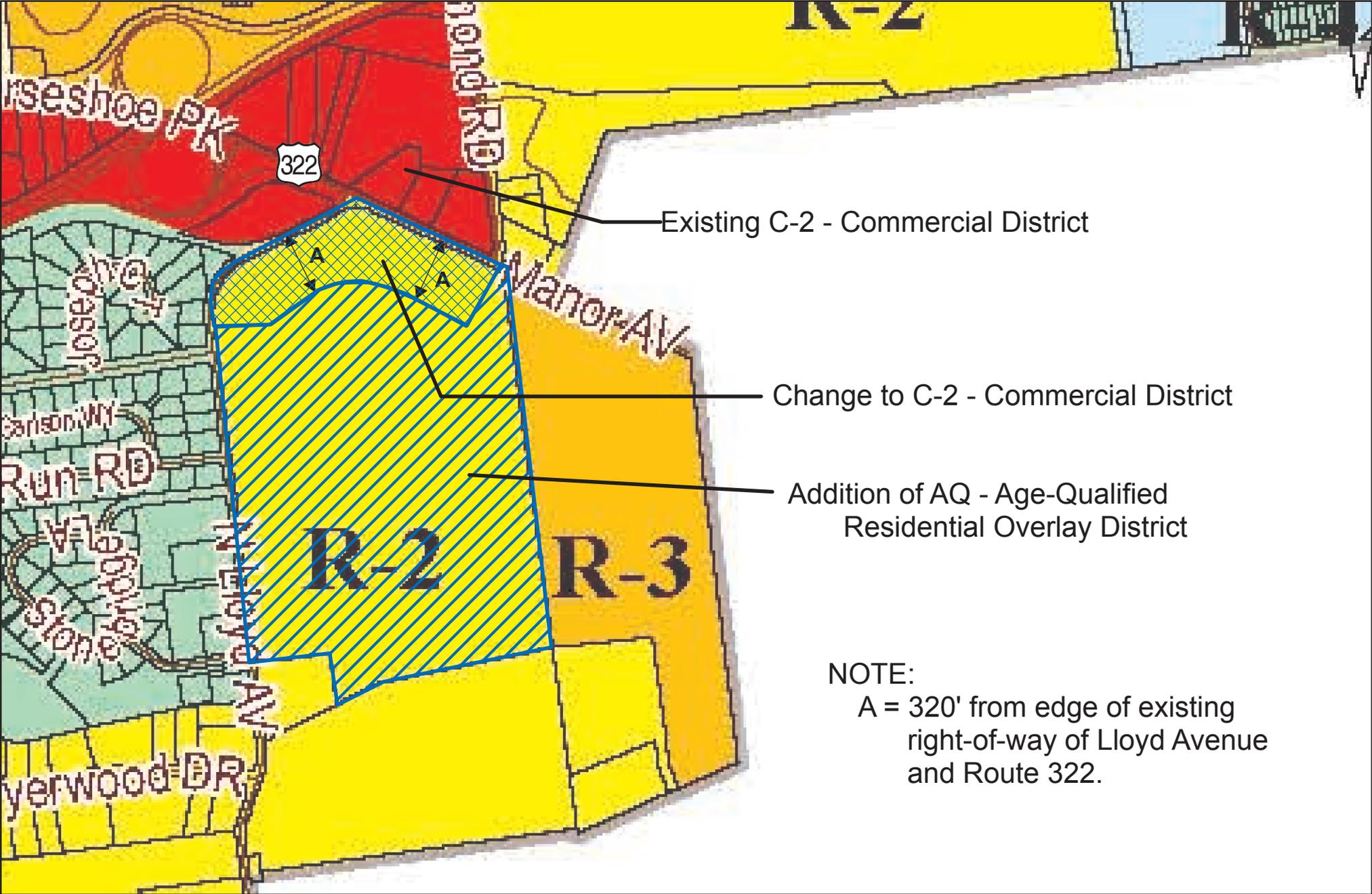
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From: Ally Driscoll
Sent: Thursday, June 28, 2018 2:58 PM
To: Lou
Subject:

DRAFT
Caln Township
Exhibit A - Zoning Map Changes

Prepared June 14, 2018



Existing C-2 - Commercial District

Change to C-2 - Commercial District

Addition of AQ - Age-Qualified Residential Overlay District

NOTE:
A = 320' from edge of existing right-of-way of Lloyd Avenue and Route 322.

From: Kristen Denne
Sent: Monday, March 11, 2019 3:21 PM
To: Abbey Swan
Subject: FW: Wild Meadows- Last Public Meeting

Importance: High

From: Justin O'Lear <jolear@regalbuilders.net>
Date: Tuesday, January 15, 2019 at 11:52 AM
To: Kristen Denne <kdenne@calntownship.org>, Kristin Camp <kcamp@buckleyllp.com>
Subject: Wild Meadows- Last Public Meeting

Hello!

I hope all is well. Thank you again for meeting with us last week.

In the interim between our public meetings, we will be hosting small community meetings to help answer any questions.

Is it possible to get the list of attendees from the last meeting that showed up about our project? I am hoping we can reach out to them in this way instead of relying on a resident to distribute information, which we know doesn't work.

Thank you in advance,

Respectfully yours,

Justin Olear
Vice President
Construction & Operations
Regal Builders, LLC
Project- The Village of Noble's Pond
302-678-3800, ext-2013

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Abbey Swan

From: Kristen Denne
Sent: Monday, March 11, 2019 3:13 PM
To: Abbey Swan
Subject: FW: Regal hearing

From: Lou <Lou@RRHC.COM>
Date: Friday, December 14, 2018 at 8:18 AM
To: Kristin Camp <kcamp@buckleyllp.com>, Kristen Denne <kdenne@calintownship.org>
Cc: Ray Stackhouse <rstackhouse@calintownship.org>, "Harry Miller (hmliller@regalbuilders.net)" <hmliller@regalbuilders.net>, Justin O'Lear <jolear@regalbuilders.net>, "Hammond, Matt" <mhammond@trafficpd.com>, Kathleen <Kathleen@RRHC.COM>
Subject: Regal hearing

Good morning

As we look to reschedule the Regal hearing, we would like to focus on the second week of Jan. if possible. I believe Harry will be out of country starting the week of 1/21 so if that is possible, we would appreciate it. Thx. Lou

RILEY
RIPER
&
HOLLING
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Abbey Swan

From: Kristen Denne
Sent: Monday, March 11, 2019 3:16 PM
To: Abbey Swan
Subject: FW: Regal Builders
Attachments: april 25 plan.pdf; caln zoning draf amend 5 15 2018.pdf; Zoning Map Exhibit 4-23-18.pdf

From: Lou <Lou@RRHC.COM>
Date: Tuesday, May 15, 2018 at 12:00 PM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Kristin Camp <kcamp@buckleylp.com>, Ray Stackhouse <rstackhouse@calntownship.org>, Gina Gerber <ginag@RRHC.COM>, "Charlie Schmehl, URDC" <cschmehl@urdc.com>, "Harry Miller (hmiller@regalbuilders.net)" <hmiller@regalbuilders.net>, Kathleen <Kathleen@RRHC.COM>, Justin O'Lear <jolear@regalbuilders.net>, "Art Sagnor" (Asagnor@lclaw.com) <Asagnor@lclaw.com>, "Hammond, Matt" <mhammond@trafficpd.com>
Subject: Regal Builders

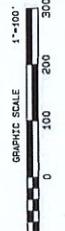
Good morning Kristin. I hope all is well.

I represent Regal Builders regarding the potential development of the former Archdiocese property on Route 322 (Property). Earlier this year, my client appeared briefly before the Commissioners to present his proposal for age restricted housing and commercial development on the Property. Since that time, we have been fine tuning plans for the proposed development. We are now ready to move forward with the zoning text/map amendment which would facilitate that development.

We would appreciate the opportunity to discuss this with staff before we officially file. To that end, I have attached our draft text and map amendment as well as a sketch plan depicting potential future development of the Property. I figured that whoever you invite to the mtg. from the municipal end would appreciate an opportunity to review the materials in advance.

If you could arrange some available dates on your end, I will coordinate on ours.

Thank you for your consideration and I look forward to working with Cain on this exciting development opportunity. Lou



5030 Horseshoe Pike Site Data
 Current Zoning: R-100
 Proposed: R-100
REGULATORY STANDARDS
 Minimum Lot Width: 35'-00"
 Minimum Lot Depth: 120'-00"
 Minimum Setback: 25'-00"
 Rear Yard Setback: 10'-00"
 Side Yard Setback: 5'-00"
 Setback from Utility Easement: 5'-00"
 Setback from Property Boundary: 5'-00"
 Setback from Easement: 5'-00"
 Setback from Right-of-Way: 5'-00"
Other
 24' Min. with curb
REMARKS
 4 Units/Floor with parking on first floor
 1.1 DU/AC
 323
 16.2 ft includes clubhouse area 2796
 16.7 ft @ 2796
 6' wide around easements

BEAVER RUN SUBDIVISION
 RECORD PLAN 2023
 O.D. CASLOW
 N. LLOYD AVE. WIGGINS SUBDIVISION
 RECORD PLAN 2814
 (1-430)

PA 007 030 N.
 RT. 30 BYPASS
 PA 007 030 N.
 RT. 30 BYPASS

Draft: 5/15/2018

**AN ORDINANCE TO AMEND THE CALN TOWNSHIP ZONING
ORDINANCE TO CREATE THE AQ AGE-QUALIFIED
OVERLAY ZONING DISTRICT, TO REVISE THE ZONING
MAP TO ADD THE AQ DISTRICT EAST OF LLOYD AVENUE
AND TO ADD C-2 COMMERCIAL ZONING SOUTHWEST OF ROUTE 322
AND SOUTH OF LLOYD AVENUE, TO REVISE CERTAIN SIGN
STANDARDS, AND TO REVISE RELATED DEFINITIONS.**

WHEREAS, the Township of Caln seeks to amend the Zoning Ordinance to create a new overlay zoning district entitled “AQ Age-Qualified Overlay District” and to amend the Zoning Map to allow opportunities for additional business development near the Route 322/Route 30 interchange;

WHEREAS, the Proposed Amendment has been reviewed by the Township and County Planning Commissions;

WHEREAS, the Board of Commissioners have held a public hearing on the draft amendment;

WHEREAS, the draft zoning amendment is generally consistent with the Caln Township Comprehensive Plan;

NOW, THEREFORE, under the authority and procedures of the Pennsylvania Municipalities Planning Code, the Board of Commissioners of Caln Township hereby ordains and adopts the following Zoning Ordinance Amendment:

Section 1. In the list of zoning districts in Section 155-14.C., the following text is added:

“(6) AQ Age-Qualified Overlay District”

Section 2. A new Section 155-48 is hereby added:

“155-48 AQ Age-Qualified Overlay District

A. Purposes.

The AQ District is intended to provide for the needs of older persons in residential developments that meet the requirements for “Housing for Older Persons” as defined in Title 42, Section 3607 of the Code of Federal Regulations. The district also is intended to provide for accessory uses to serve the needs and desired amenities of older persons. To recognize that compared to housing that is not age-restricted, the average household of persons aged 55 and older does not create burdens upon the public school system, creates little demand for athletic fields, generates less traffic, involves lower water and sewage

flows, and needs fewer parking spaces. These trends are particularly pronounced as the residents of the development age in place.

B. Applicability.

- (1) The AQ Overlay District comprises a complete set of use regulations, dimensional requirements and open space requirements that are an optional alternative to the regulations of the underlying zoning district regulations. The applicant is required to choose whether to use the regulations of this Overlay District or the underlying zoning district, but cannot mix various provisions of the two districts on the same lot. Where conflicts exist between two provisions of Township ordinances that address the same matter, the provisions of this section shall apply.
- (2) When a development is approved under the AQ Overlay District provisions, all of the parking, sign, administrative, environmental protection, floodplain and general regulations of the Zoning Ordinance continue to apply, except for specific standards that are modified by this Section within the AQ District. Sections 155-54, 155-55, 155-57 and 155-63 shall not apply when the AQ District provisions are utilized.
- (3) For the purposes of this Section, an “Age-Qualified Residential Development” is defined as a primarily residential development which meets the requirements to be considered “Housing for Older Persons” in the United States Fair Housing Act (42 U.S.C.A. Section 3601 et seq.), as amended by the Housing for Older Persons Act of 1995, and which also meets the requirements of this Section.
- (4) For the purposes of this Section, a “Continuing Care Retirement Community” is a type of “Age-Qualified Residential Development” that includes two or more types of uses that are permitted by right in the AQ district, such as age-qualified apartments, a personal care center and a nursing home, and which is intended to allow residents to move from one part of the community to another as their needs change.

C. Permitted by Right Uses in the AQ Overlay District, provided they are within an Age-Qualified Residential Development.

- (1) Community Center, which also may include a rental, sales or management office for the development
- (2) Single family semi-detached dwelling
- (3) Apartment buildings
- (4) Single family detached dwelling
- (5) Townhouse dwellings
- (6) Home Occupations: Category 1 or Category 2, provided that exterior signs shall not be allowed.
- (7) In addition to apartment units, the following uses shall be allowed on the street level of an apartment building and provided that no use shall include drive-through facilities:
 - (a) Offices
 - (b) Personal service establishments, such as barber and beauty shops
 - (c) Retail service establishments

- (d) Day Care Center for adults or children
- (e) Restaurant
- (8) Recreation or dining facilities that primarily serve residents of the development and their occasional invited guests
- (9) Nursing home, personal care facility or assisted living units
- (10) Municipal uses
- (11) Parks, public recreation facilities, trails and common open space
- (12) Utility facilities needed to serve uses on the tract and in the vicinity
- (13) Facilities to support the maintenance of commonly owned lands and private streets on the tract
- (14) Continuing Care Retirement Community, as provided in subsection B.(4) above
- (15) Uses that are customarily accessory to allowed uses

D. AQ Overlay District Dimensional Requirements.

- (1) If a condominium method of ownership is used, or a similar form of ownership with commonly maintained yard areas under the Pennsylvania Planned Communities Act, individual fee simple subdivided lots are not required to be created for individual dwelling units. Instead, the applicant shall show that the dwelling units are spaced so that the dimensional requirements of this Section (such as lot area, setbacks and lot width) could be met as if individual fee simple lots would be created.
- (2) Minimum total tract area in common ownership at the time of preliminary subdivision or land development plan submittal: 25 acres.
- (3) Dimensional Requirements for Single Family Detached Dwellings:
 - (a) Minimum Lot Area: 5,000 square feet.
 - (b) Minimum Front Yard: 22 feet from edge of sidewalk or edge of curb if there is no sidewalk for a private street. 20 feet from the edge of the right-of-way of a public street.
 - (c) Minimum Individual Unit Rear Yard: 10 feet.
 - (d) Minimum Individual Unit Side Yard: 7 feet each side, aggregate total of 15 feet.
 - (e) Minimum Principal Building Setback from the lot line of a residentially-zoned lot that is outside of the tract: 30 feet.
 - (f) Minimum Dwelling Width: 35 feet.
 - (g) Minimum Lot Width: 55 feet, measured at the minimum front yard building setback line.
- (4) Townhouses and Single Family Semi-Detached Dwellings. The following dimensional requirements shall apply:
 - (a) Minimum Lot Area: 2,000 square feet for a townhouse and 3,000 square feet for a single family semi-detached dwelling.
 - (b) Minimum Front Yard: 22 feet from edge of sidewalk or edge of curb if there is no sidewalk for a private street. 20 feet from the edge of the right-of-way of a public street.
 - (c) Minimum Individual Unit Rear Yard: 10 feet.
 - (d) Minimum Individual Unit Side Yard: 7 feet each side of a single family semi-detached dwelling or the end unit of townhouses. Minimum separation of 15 feet between attached sets of dwellings.

- (e) Minimum Principal Building Setback from the lot line of a residentially zoned lot that is outside of the tract: 50 feet.
 - (f) Minimum lot width - 20 feet for a townhouse and 30 feet for a single family semi-detached dwelling.
- (5) Apartment Building or Complex Dwellings shall have a minimum lot area of 40,000 square feet. There shall be a minimum setback of 175 feet from the lotline of a pre-existing single family detached dwelling that is outside of the tract to any apartment building. There shall be a minimum principal building setback of 50 feet from the right-of-way of a public street, and 10 feet from all other lot lines or private street curblines.
 - (6) A personal care facility, assisted living units, continuing care retirement facility, or nursing home shall have a minimum lot area of 40,000 square feet. There shall be a minimum setback of 175 feet from the lotline of a pre-existing single family detached dwelling that is outside of the tract to any personal care facility, assisted living units, apartment building or nursing home. There shall be a minimum principal building setback of 50 feet from the right-of-way of a public street, and 10 feet from all other lot lines or private street curblines.
 - (7) Maximum Density: 7 dwellings per acre of Total Tract Area, which shall be calculated as an average across the tract. Areas occupied by recreational uses and community buildings for residents, proposed new internal streets and easements shall not be deleted from the Total Tract Area for the purposes of determining maximum density. If a personal care facility, assisted living units or nursing home is built, every 8 beds shall count the same as one dwelling unit, for the purposes of determining the maximum density of the tract.
 - (8) Minimum Common Open Space: 20% of the Total Tract Area. A Community Center, swimming pool and similar recreation facilities may be counted towards the common open space requirement. Stormwater facilities may count as common open space if they will be designed to serve as a visual and/or recreational amenity for the residents. The Common Open Space in an Age-Qualified Residential Development shall include improved and passive areas for residents of the Age-Qualified Residential Development and shall include trails.
 - (9) All dwelling units and principal uses shall be served by a centralized wastewater system and a centralized water supply system. The applicant shall provide evidence that there are sufficient capacities to service the development in accordance with the terms specified on all pertinent municipal agreements.
 - (10) Sidewalks in an Age-Qualified Residential Development shall be required on one side of streets (not alleys), except where an alternative plan provides a sufficient system of access using hard-surfaced trails or pathways. Where a pathway runs parallel to a pre-existing public street and is intended to serve the same purposes as a sidewalk, that pathway shall include a pedestrian easement.
 - (11) Maximum Height: 3 habitable stories or 35 feet, whichever is more restrictive, except 4 habitable stories or 75 feet, whichever is more restrictive, shall apply for an apartment building, personal care facility, assisted living units or nursing home.
 - (12) Maximum Building Coverage: 50 percent, measured across the Total AQ Zoned Tract Area, and not for each lot.
 - (13) Maximum Impervious Coverage: 70 percent, measured across the Total AQ Zoned Tract Area, and not for each lot.

- (14) Bay windows, bump outs, basement daylight steps, fireplaces, air conditioning and heating units, roof overhangs, pitches and eaves, patios, and decks may encroach up to 5 feet into a required yard.
- (15) Dwelling Type Mix: A minimum of 25 percent of the total dwelling units shall be single family detached dwellings.

E. Additional Requirements in the AQ Overlay District.

- (1) An Age-Qualified Residential Development shall include a Community Center. The Community Center shall include a minimum of 3,000 square feet of floor area, with an additional 16 square feet per each dwelling unit over 100 units.
- (2) The Community Center shall be a fully accessible building, as required under the Americans with Disabilities Act.
- (3) Up to 25 percent of the Community Center floor area may include a rental, sales and/or management office for the development.
- (4) Residential parking requirements may be met by surface parking spaces, garages, and/or carports:
 - (a) Two per dwelling unit, in addition to overflow parking at the Community Center for guests and visitors, and except for 1.1 spaces per dwelling unit for parking serving an age-qualified apartment building.
 - (b) Parking for a personal care facility, nursing home or assisted living units shall be provided at a minimum of one space per each employee, plus one space for every 10 beds for residents.
 - (c) All parking lots shall be painted and shall include marked crosswalks and curb cuts meeting Americans With Disabilities Act requirements.
- (5) Maintenance and Funding Responsibility
 - (a) The applicant shall establish a legally binding process to ensure that all common elements are properly funded, operated and maintained over time. These common elements include but are not limited to landscaping, community center, stormwater management facilities and landscaped grounds. Unless specifically approved otherwise by the Board of Commissioners, this shall involve a property-owners association or closely similar entity, with every owner required to be a member. All property-owners of the development shall be required to pay necessary fees to the association, with a proper enforcement mechanism as provided by state law.
 - (i) For lots involving leasing of two or more dwelling units or spaces, the landowner shall be responsible to fund and ensure the proper maintenance of those elements that only serve the leased units or space, while the landowner shall also be responsible to fund a specific share of the elements that serve the entire development.
- (6) Streets.
 - (a) Privately owned and maintained minor or local streets shall be a minimum of 24 feet wide from back of rolled curb to back of rolled curb, with a 20 foot cartway. Collector or boulevard streets shall be a minimum of 28 feet wide from back of rolled curb to back of rolled curb, with a 24 foot wide cartway. If straight curbing is used, then the cartway shall be measured from the edge of the straight curb along the cartway.

- (b) Publicly dedicated streets shall be designed in accordance with all specifications for public streets.
 - (c) Curbs shall be required, which may include use of straight curb, rolled curb, or upright stone.
- F. Compliance with Federal requirements for Housing for Older Persons shall be achieved by permanent limitations by deed and by any lease, and by inclusion in any property owner association documents.
- G. Perimeter planting areas. The perimeter of an Age-Qualified Residential Development adjacent to public streets shall be a landscape planting and vegetated area with a minimum width of 30 feet along the length of such public streets, where existing dwellings are directly across the street from the development. This planting area shall be outside of any required future/ ultimate street right-of-way but may overlap a required setback. No buildings shall be permitted in the planting area. The planting area shall include a minimum average of one tree for every 10 feet of planting area length. The trees are not required to be evenly spaced apart, in order to allow a more naturalistic arrangement. Two-thirds of the required trees shall be evergreens, while the other third shall be deciduous trees. The quality, type, size and spacing of the plantings shall be shown on a Landscaping Plan. This planting area shall observe Township clear sight triangle requirements of Section 190-194.C.
- H. All driveways from dwellings shall enter onto an internal street or parking court system within the development. No new driveway for an individual dwelling shall enter directly onto a pre-existing public street.
- I. The minimum lot area required for each residential use shall not include land areas that are within any of the following: the one-hundred-year floodplain, areas delineated as wetlands, areas within electric overhead transmission line easements/rights-of-way, and/or areas with a slope of 25% or greater.
- J. An Environmental Impact Assessment (EIA) report shall be conducted in accordance with the procedures and requirements specified by this Code and shall be submitted with the preliminary plan application.
- K. A Traffic Impact Study shall be conducted in accordance with the provisions of the Caln Township Code in order to assess transportation conditions and needs. The traffic impact study shall be submitted with the preliminary plan application.
- L. A preliminary grading plan shall be developed to identify the limits of disturbance for all site improvements within the Age-Qualified Development, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, tree masses and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical planning and engineering practices.
- M. A landscaping plan shall be submitted to Caln Township. Across the Tract, an average of 1 new tree shall be planted for every new dwelling unit.

- N. Any exterior common storage areas for trash and rubbish shall be completely screened from view on three sides by fencing or landscaping. All trash and rubbish shall be contained in vermin-proof containers.
- O. Common Open Space.
- (1) No more than 60% of the common open space shall be located on lands within areas that are located within the one-hundred-year floodplain, areas delineated as wetlands and/or areas with a slope of 25% or greater.
 - (2) A system for pedestrian circulation throughout the development shall be provided.
 - (3) For all common open spaces, a recorded deed restriction or conservation easement shall prohibit development for buildings (except for an approved community center or pool building) or commercial uses.
 - (4) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained.”

Section 3. Zoning Map Amendment.

The C-2 Regional Commercial zoning district is hereby extended to areas south of U.S. Route 322 and Lloyd Avenue, as shown on “Exhibit A – Zoning Map Changes” dated April 23, 2018.

The AQ Age-Qualified Residential Overlay District is hereby added to areas east of Lloyd Avenue that are also zoned R-2, as shown on “Exhibit A – Zoning Map Changes” dated April 23, 2018.

Section 4. Section 155-12 “Definitions” is hereby amended by inserting the following definitions:

“Day Care Center, Adult – A facility that provides care, protection, and supervision for persons who need such oversight because of age or disability, and who are dropped off and picked up each day and which, except in emergency situations, does not provide overnight accommodations on a regular and continuing basis.”

“Tract – An area of land comprised of a single parcel or multiple parcels which are either in single or, in the case of multiple ownership, subject to an agreement of all owners that development will be governed by and will be completed in accordance with a unified land development plan. A tract may contain parcels that are separated by public or private street rights of way.”

“Total Tract Area – The total horizontal area of land contained within the property lines of all parcels of land within a proposed subdivision or land development at the time of the initial application, but not including areas within existing public street rights-of-way of pre-existing streets.”

“Unit – A physical portion of a condominium or planned community designated for separate ownership or occupancy, the boundaries of which are described pursuant to a declaration creating a condominium or planned community pursuant to Pennsylvania Condominium and Planned Communities Acts.”

Section 5. Signs. In Section 155-150.B., the following additional text is added:

“However, the maximum sign area may be increased to 672 feet on each of 2 sides for such a sign if it is within the C-2 district and is within 1,500 feet from a ramp of the Route 30 Bypass.

- (1) All such off-premises advertising signs or billboards shall be located a minimum of 50 feet from any public street, highway or ramp right-of-way.
- (2) The minimum height of all such off-premises advertising signs or billboards shall be 20 feet to the bottom edge of the sign. The maximum height shall be 50 feet, measured from the elevation of the street or highway that the sign faces onto. ”

Section 6. Nothing in this Ordinance or in the Zoning Ordinance, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit validly issued, or any cause or causes of action existing under said Zoning Ordinance prior the adoption of this amendment.

Section 7. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of Court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 8. This Ordinance shall take effect and be in force 5 calendar days after its enactment as required by law, and shall be considered as having been filed in the Township official book of Ordinances as of the date of the Board’s enactment.

Section 9. This Ordinance repeals any prior ordinance or portion thereof to the extent that such prior ordinance or portion thereof is inconsistent with this Ordinance.

ORDAINED and ENACTED by the Board of Commissioners of Caln Township this _____ day of _____, 2018.

ATTEST:

TOWNSHIP OF CALN

Township Secretary

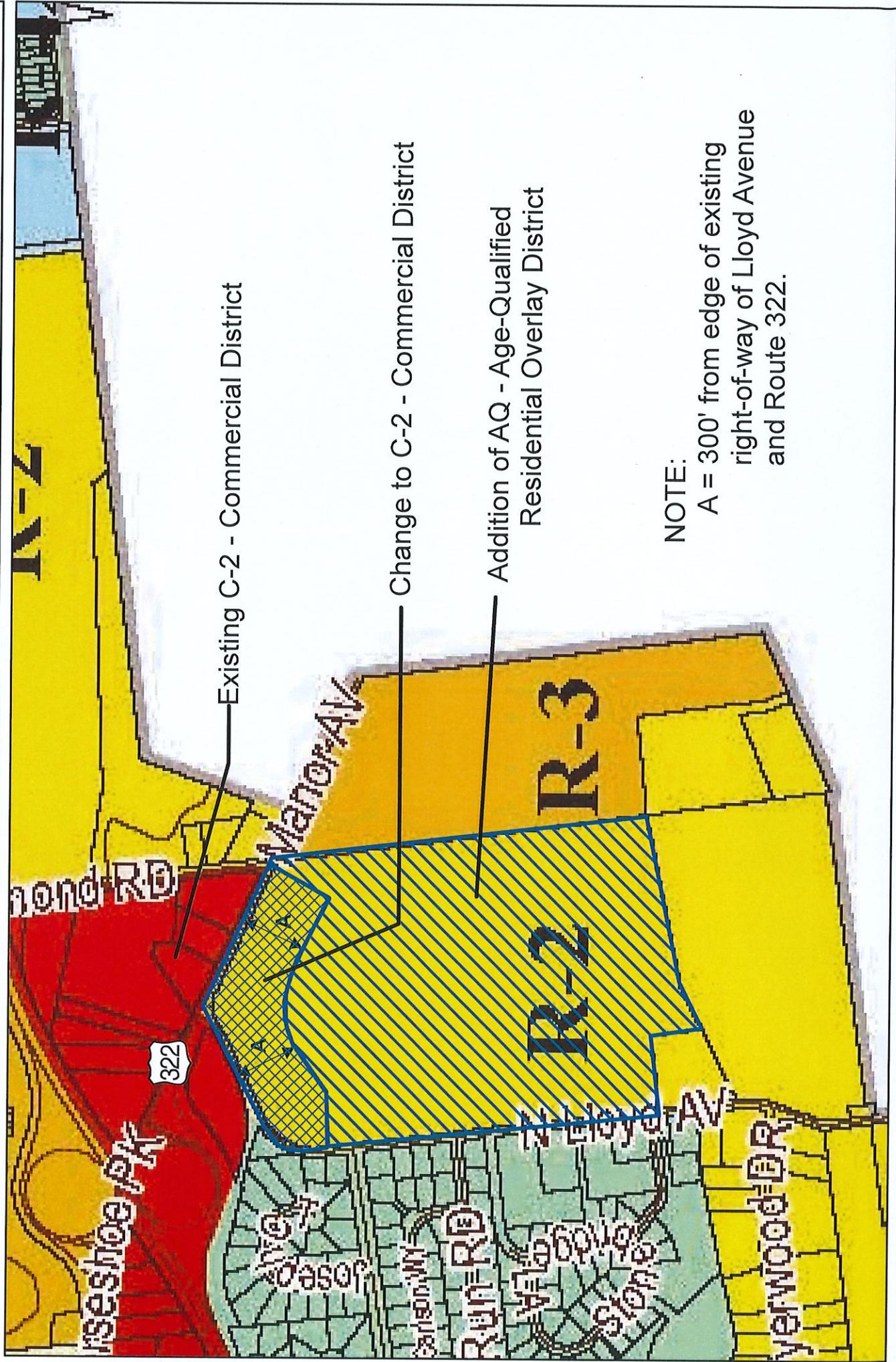
By: _____
Chairperson, Board of Commissioners

DRAFT

Caln Township

Exhibit A - Zoning Map Changes

Prepared April 23, 2018



NOTE:

A = 300' from edge of existing right-of-way of Lloyd Avenue and Route 322.

Abbey Swan

From: Kristen Denne
Sent: Monday, March 11, 2019 3:18 PM
To: Abbey Swan
Subject: FW: Wild Meadows, LLC - 5030 Horseshoe Pike
Attachments: Ltr to K. Denne enclosing updated ZO Text and Map Amendment 10-26-18.pdf; Act 247. 10-26-18.pdf; Zoning Ordinance amendment - Final for Filing 10-25-18.pdf

From: Kathleen <Kathleen@RRHC.COM> on behalf of Lou <Lou@RRHC.COM>
Date: Friday, October 26, 2018 at 12:38 PM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Kristin Camp <kcamp@buckleyllp.com>, Ray Stackhouse <rstackhouse@calntownship.org>, "bkulakowsky@cedarvilleeng.com" <bkulakowsky@cedarvilleeng.com>, Harry Miller <hmliller@regalbuilders.net>, Justin O'Lear <jolear@regalbuilders.net>, "Charlie Schmehl (cschmekl@urdc.com)" <cschmekl@urdc.com>, "Hammond, Matt" <mhammond@trafficpd.com>, Alyson Zarro <Alyson@RRHC.COM>, Lou <Lou@RRHC.COM>
Subject: Wild Meadows, LLC - 5030 Horseshoe Pike

Kristen:

Please see the attached correspondence from Lou Colagreco regarding the above matter. If you have any questions, please contact Lou directly. Thank you.

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
P.O. Box 1265
Exton, PA 19341
(610) 458-4400 Ext. 206
(610) 458-4441 (Fax)

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CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2018 -

AN ORDINANCE OF THE TOWNSHIP OF CALN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CALN TOWNSHIP ZONING ORDINANCE OF 2005, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 155 OF THE CODE OF THE TOWNSHIP OF CALN, SPECIFICALLY TO ADD DEFINITIONS FOR “AGE QUALIFIED RESIDENTIAL DEVELOPMENT”, “CONTINUING CARE RETIREMENT COMMUNITY” AND “TRACT AREA” IN SECTION 155-12; SECTION 155-14 TO ADOPT A NEW OVERLAY DISTRICT KNOWN AS AQ-AGE QUALIFIED OVERLAY DISTRICT; TO IDENTIFY CHESTER COUNTY TAX PARCEL NO. 39-2-87 AS PART OF THE NEW AQ-AGE QUALIFIED OVERLAY DISTRICT; SECTION 155-42.B TO CLARIFY THE APPLICABILITY OF SPECIAL OVERLAY DISTRICTS; BY ADDING A NEW SECTION 155-48 ENTITLED “AQ-AGE QUALIFIED OVERLAY DISTRICT (“AQ DISTRICT”)” TO PROVIDE FOR USE, AREA AND BULK, AND DESIGN REQUIREMENTS OF THE AQ-AGE QUALIFIED OVERLAY DISTRICT; BY AMENDING SECTION 155-55.A AND ADDING A NEW SECTION 155-55.D TO REFERENCE THE AQ-AGE QUALIFIED OVERLAY DISTRICT; AND BY AMENDING SECTION 155-70.D, SECTION 155-70.E, SECTION 155-71.B, SECTION 155-72.A, SECTION 155-82.A, SECTION 155-91.A AND SECTION 155-94.A TO ADD REFERENCE TO THE AQ-AGE QUALIFIED OVERLAY DISTRICT.

WHEREAS, the Caln Township Comprehensive Plan of 2017 and the Land Use & Housing Plan adopted as part of the Comprehensive Plan provide that the Township may consider an option to develop a community designed for active older adults on land east of Lloyd Avenue and south of Route 322; and

WHEREAS, the Comprehensive Plan recognized that a density incentive and flexibility in dimensional standards should be offered if housing is limited to at least one resident age 55 or older, with no permanent residents under the age of 18; and

WHEREAS, the Board recognizes that there is a growing need for residential developments that cater to older populations and meet the requirements for “Housing for Older Persons” as defined in the Fair Housing Act, 42 U.S.C.A. Section 3601 *et seq.* as amended by the Housing for Older Persons Act of 1995; and

WHEREAS, the property located on the east side of Lloyd Avenue and south of Route 322 (Manor Avenue) (the “Property”) has been undeveloped and on the market for several years; and

WHEREAS, various developers have expressed interest in developing the Property for residential development catered to an older population at a density that is higher than that which would be permitted in the R-2 District Low to Medium Density Residential District; and

WHEREAS, the Board finds it appropriate to allow denser development for residential development that caters to older persons and to allow other amenities such as assisted living, personal care facilities or nursing homes to be developed in close proximity to such age qualified residential development; and

WHEREAS, the Board also finds it desirable to allow limited commercial uses along the portion of the Property which fronts on Manor Avenue to be consistent with the commercial uses on the north side of Manor Avenue; and

WHEREAS, the Board desires to create an overlay zoning district that will offer more flexibility in the design of an age qualified residential development and to allow commercial uses along Manor Avenue near the Route 30 Bypass interchange; and

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Caln Township that the Caln Township Zoning Ordinance of 2005, as amended, shall be further amended as follows:

SECTION 1. The following new definitions shall be added to Section 155-12:

“Age-Qualified Residential Development - A primarily residential development which meets the requirements to be considered “Housing for Older Persons” in the United States Fair Housing Act (42 U.S.C.A. Section 3601 et seq.), as amended by the Housing for Older Persons Act of 1995, and which also meets the requirements of this Ordinance for the use, and which may also include certain support and commercial uses as specifically allowed by the applicable provisions of this Ordinance.”

“Continuing Care Retirement Community - A type of Age-Qualified Residential Development that may include a mix of individual age-qualified dwelling units and assisted living or personal care facilities, and which may also include a nursing home. This type of development is intended to allow residents to move from one part of the community to another as their medical needs change.”

“Tract Area” – The space contained within the lot lines of one or more lots assembled for the purposes of subdivision or land development, including all land areas within all existing and future/ultimate street rights-of-way, delineated wetlands, common open space and easements established for all utility, municipal and stormwater purposes.”

SECTION 2. Section 155-14.C shall be amended to add a new subparagraph (6) which provides as follows:

“(6) AQ- Age Qualified Overlay District.”

SECTION 3. The Official Zoning Map of Caln Township, which is adopted and referenced in Section 155-15.A of this chapter, shall be amended to include a new Overlay District known as the “AQ- Age Qualified Overlay District” on a property identified as UPI No. 39-2-87 owned by Wild Meadows, LLC. The boundaries of such Overlay District are depicted on the excerpt of the Zoning Map dated October 22, 2018, titled Zoning Map Changes, which is attached to this Ordinance as Exhibit “A” and which shall be incorporated as part of the Appendix of this Chapter.

SECTION 4. Section 155-42.A shall be amended to add a new subparagraph (6) which provides as follows:

“(6) AQ- Age Qualified Overlay District.”

SECTION 5. Section 155-42.B shall be revised as follows:

“B. The Special Overlay Districts incorporated under this article include provisions to supplement and enhance the existing underlying district regulations for certain land areas and zoning districts. These supplemental regulations should not replace the existing underlying zoning district regulations. The provisions of the underlying zoning district regulations shall apply if the land area is developed in accordance with the underlying zoning district. The provisions of the Special Overlay District shall apply if the land area is developed in accordance with the Special Overlay District. In cases where Special Overlay Districts overlap each other, the more restrictive standards shall apply.”

SECTION 6. A new Section 155-48, titled “AQ-Age Qualified Overlay District” shall be adopted which shall provide as follows:

“§ 155-48. AQ-Age Qualified Overlay District.

A. The AQ-Age Qualified Overlay District shall be a special overlay district, the boundaries of which are depicted on the AQ-Age Qualified Overlay District Map which is attached to this chapter as part of the Appendix.

B. All land uses permitted within the underlying zoning districts shall be permitted in the AQ-Age Qualified Overlay District. In addition, an Age Qualified Residential Development shall be permitted by right in the AQ-Age Qualified Overlay District. The following uses shall also be permitted by right in the AQ-Age Qualified Overlay District provided they are located within an Age-Qualified Residential Development:

- (1) Community Center, which also may include a rental, sales or management office for the development.
- (2) Single family semi-detached dwelling.
- (3) Single family detached dwelling.
- (4) Apartment building; provided that an apartment building shall not be permitted in the area identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map.
- (5) Townhouse dwellings.
- (6) Home Occupations: Category 1 or Category 2, provided that exterior signs shall not be allowed.
- (7) In addition to apartment units, the following uses shall be permitted in an apartment building and provided that no use shall include drive-through commercial facilities:
 - (a) Offices, provided that no medical or dental office establishment shall exceed 7,500 square feet of floor area and shall not include an Urgent Care Center.
 - (b) Personal service establishments, such as barber and beauty shops.
 - (c) Retail service establishments.
 - (d) Day Care Center for adults or children.
 - (e) Restaurant.
- (8) Recreation or dining facilities that primarily serve residents of the development and their occasional invited guests.
- (9) Parks, public recreation facilities, trails and common open space.
- (10) Utility facilities needed to serve uses in the Age Qualified Residential Development and in the vicinity.

- (11) A maintenance/storage building that is used to support the maintenance of commonly owned lands and private streets in the Age Qualified Residential Development.

C. The following uses shall be permitted in the AQ-Age Qualified Overlay District in the area located 95 feet east of the centerline of the right-of-way of Lloyd Avenue existing on the date of enactment of this section and then extending due north 320 feet to the right-of-way of Lloyd Avenue existing on the date of enactment of this section, and extending from the rights-of-way of Lloyd Avenue and Manor Avenue existing on the date of enactment of this section to a depth of 320 feet, identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map:

- (1) Retail business establishments with 7,500 square feet or less of gross floor area.
- (2) Business and professional offices with 7,500 square feet or less of gross floor area.
- (3) Medical or dental clinic with 7,500 square feet or less of gross floor area.
- (4) Restaurants with 7,500 square feet or less of gross floor area and without drive-through service lanes.
- (5) Personal service establishments with 7,500 square feet or less of gross floor area.
- (6) Banks and financial establishments with 7,500 square feet or less of gross floor area.
- (7) Municipal uses, subject to § 155-94 of the Code.

D. The following uses shall be permitted by conditional use in the AQ-Age Qualified Overlay District:

- (1) Nursing home, personal care facility or assisted living units.
- (2) Continuing Care Retirement Community.
- (3) The following uses shall be permitted in the AQ-Age Qualified Overlay District by conditional use in the area located 95 feet east of the centerline of the right-of-way of Lloyd Avenue existing on the date of enactment of this section and then extending due north 320 feet to the right-of-way of Lloyd Avenue existing on the date of enactment of this section, and extending from the rights-of-way of Lloyd

Avenue and Manor Avenue existing on the date of enactment of this section to a depth of 320 feet, identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map:

- (a) Child day-care center, subject to § 155-70 of the Code.
- (b) Veterinary hospital or animal clinic, subject to § 155-82 of the Code.
- (c) Educational uses, subject to § 155-91 of the Code.
- (d) Retail business establishments consisting of gross floor area between 7,500 square feet and 30,000 square feet.
- (e) Business and professional offices consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (f) Medical or dental clinic consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (g) Restaurants consisting of gross floor area of between 7,500 square feet and 30,000 square feet, and without drive-through service lanes.
- (h) Personal service establishments consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (i) Banks and financial establishments consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (j) Mini malls, subject to § 155-72 of the Code.

E. The following uses shall be permitted in the AQ-Age Qualified Overlay District by special exception in the area located 95 feet east of the centerline of the right-of-way of Lloyd Avenue existing on the date of enactment of this section and then extending due north 320 feet to the right-of-way of Lloyd Avenue existing on the date of enactment of this section, and extending from the rights-of-way of Lloyd Avenue and Manor Avenue existing on the date of enactment of this section to a depth of 320 feet, identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map:

- (1) Adult training or adult day-care, subject to § 155-70 of the Code.

F. The following area and bulk requirements shall apply to the AQ-Age Qualified Overlay District:

- (1) If a condominium method of ownership is used, or a similar form of ownership with commonly owned and maintained yard areas under the Uniform Planned Community Act, individual fee simple subdivided lots are not required to be created for individual dwelling units. Instead, the applicant shall show that the dwelling units are spaced so that the area and bulk requirements of this Section could be met as if individual fee simple lots would be created.
- (2) Minimum Tract Area for an Age-Qualified Residential Development and CCRC: 25 acres.
- (3) Minimum Common Open Space for an Age-Qualified Residential Development and CCRC: 20 percent of the Tract Area.
- (4) Maximum Building Coverage for an Age-Qualified Residential Development and CCRC: 50 percent of the Tract Area.
- (5) Maximum Impervious Coverage for an Age-Qualified Residential Development and CCRC: 70 percent of the Tract Area.
- (6) Dimensional Requirements for Single Family Detached Dwellings. The following minimum requirements shall apply:
 - (a) Net Lot Area: 5,000 square feet.
 - (b) Front Yard: 22 feet from edge of sidewalk or edge of curb if there is no sidewalk for a private street. 20 feet from the edge of the right-of-way of a public street.
 - (c) Rear Yard: 10 feet.
 - (d) Side Yard: 7 feet each side, aggregate total of 15 feet.
 - (e) Building Setback to abutting residential districts outside of the Tract: 30 feet.

- (f) Dwelling Width: 35 feet.
 - (g) Lot Width: 55 feet, measured at the minimum front yard building setback line.
- (7) Dimensional Requirements for Townhouses and Single Family Semi-Detached Dwellings. The following minimum requirements shall apply:
- (a) Net Lot Area: 2,000 square feet for a townhouse and 3,000 square feet for a single family semi-detached dwelling.
 - (b) Front Yard: 22 feet from edge of sidewalk or edge of curb if there is no sidewalk for a private street; 20 feet from the edge of the right-of-way of a public street.
 - (c) Rear Yard: 10 feet.
 - (d) Side Yard: 7 feet each side of a single family semi-detached dwelling or the end unit of townhouses. Minimum separation of 15 feet between townhouse buildings.
 - (e) Building Setback to abutting residential district outside of the Tract: 30 feet.
 - (f) Lot width: 20 feet for a townhouse and 30 feet for a single family semi-detached dwelling.
- (8) Dimensional Requirements for Apartment Building. The following minimum requirements shall apply:
- (a) Net Lot Area: 40,000 square feet.
 - (b) Setback from a pre-existing single family detached dwelling that is outside of the Tract: 175 feet.
 - (c) Building setback from right-of-way of a public street: 50 feet.
 - (d) Building setback from all other lot lines or private street: 10 feet.

- (9) Dimensional Requirements for Personal Care Facility, Assisted Living Unit, Continuing Care Retirement Facility and Nursing Home. The following minimum requirements shall apply:
- (a) Net Lot Area: 40,000 square feet.
 - (b) Setback from a pre-existing single family detached dwelling that is outside of the Tract: 175 feet.
 - (c) Building setback from right-of-way of a public street: 50 feet.
 - (d) Building setback from all other lot lines or private street: 10 feet.
- (10) Maximum Density: 7 dwellings per acre of the Tract Area.
- (a) Every 8 beds within a personal care facility, assisted living unit or nursing home shall count as one dwelling unit for the purposes of determining the maximum density of the Tract.
 - (b) A minimum of 25 percent of the total dwelling units shall be single family detached dwellings.
 - (c) Maximum density pursuant to this Section shall be calculated based on the Tract Area. When a subdivision is proposed, the subdivision plan shall designate the number of allowed dwelling units that are allocated to each lot.
- (11) Maximum Building Height.
- (a) 75 feet for an apartment building, personal care facility, assisted living unit or nursing home.
 - (b) 50 feet for an educational use.
 - (c) 35 feet for all other buildings allowed in the AQ-Age Qualified Overlay District.
- (12) Bay windows, bump outs, basement daylight steps, fireplaces, air conditioning and heating units, roof overhangs, pitches and eaves, patios, and decks may encroach up to 5 feet into a required yard.

- (13) Dimensional Requirements for commercial uses permitted in the area designated as the "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map shall comply with the requirements set forth on Matrix Chart 14. *[Matrix Chart 14 is attached to this Ordinance as Exhibit "B".]*

G. Additional Requirements in the AQ District.

- (1) An Age-Qualified Residential Development shall include a Community Center, which shall comply with the following requirements:
 - (a) Minimum building floor area: 3,000 square feet.
 - (b) Maximum building floor area: 12,000 square feet.
 - (c) Up to 25 percent of the Community Center floor area may include a rental, sales, recreation staff and/or management office for the development.
- (2) An Age-Qualified Residential Development and CCRC and all uses contained therein shall be served by public water and sewer.
- (3) Sidewalks in an Age-Qualified Residential Development and CCRC shall be required on one side of streets (not alleys), except where an alternative plan provides a sufficient system of pedestrian access using paved trails or pathways. Where a pathway runs parallel to a pre-existing public street and is intended to serve the same purpose as a sidewalk, that pathway shall include a public pedestrian easement, shall have a paved surface such as bituminous asphalt, and shall be continuously maintained by the unit owners or property owner association.
- (4) Parking.
 - (a) A minimum of two off-street parking spaces shall be required for every dwelling unit in an Age Qualified Residential Development and CCRC other than an apartment unit.
 - (b) A minimum of 1.1 off-street parking spaces shall be required for every apartment unit in an Age-Qualified Residential Development and CCRC.

- (c) A minimum of one off-street parking space per each employee on the greatest shift, plus one space for every 10 beds for residents shall be required for a personal care facility, nursing home or assisted living unit.
- (d) A minimum of 1 off-street parking space per 8 dwelling units shall be provided for guest and visitor parking in an Age-Qualified Residential Development and CCRC. Such overflow parking may be provided at the Community Center or by on-street parking spaces in selected areas as approved by the Board of Commissioners on the land development plan.
- (e) For commercial uses permitted in the area designated as the "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map, the minimum number of off-street parking spaces required by this chapter for the commercial use shall apply to the commercial use.

(5) Landscaping.

- (a) Perimeter planting areas. A minimum 30 foot wide planting buffer shall be provided along any perimeter abutting a residential district or across the street from a residential district.

[1] This planting area shall be outside of any required future/ ultimate street right-of-way, but may overlap a required setback.

[2] No buildings shall be permitted in the planting area.

[3] The planting area shall include a minimum average of one tree for every 10 feet of planting area length, where such planting is feasible considering utility restrictions.

[4] Trees are not required to be evenly spaced apart, in order to allow for a naturalistic arrangement.

- [5] Two-thirds of the required trees shall be evergreens, while the other third shall be deciduous trees.
- (b) There shall be one new tree planted for every new dwelling unit, as measured across the Tract Area.
- (c) The quality, type, size and spacing of the plantings shall be shown on a Landscaping Plan.
- (6) Driveway Access. All driveways from dwellings shall enter onto an internal street or parking court system within the development. No new driveway for an individual dwelling shall enter directly onto a pre-existing public street.
- (7) Any exterior common storage areas for trash and rubbish shall be completely screened from view on three sides by fencing or landscaping. All trash and rubbish shall be contained in vermin-proof containers.”

SECTION 7. Section 155-55.A shall be revised as follows:

“A. Apartment buildings and apartment complexes are permitted by conditional use within the R-4 District. Apartment complexes are permitted by conditional use in the C-1 Highway Commercial District. Apartment buildings and apartment complexes are also permitted as previously approved by Caln Township within the R-5 Zoning District. An apartment building is permitted in the AQ-Age Qualified Overlay Zoning District.”

SECTION 8. A new Section 155-55.D shall be added as follows:

“D. An apartment building in the AQ-Age Qualified Overlay District shall be designed in accordance with the standards of § 155-48.”

SECTION 9. Section 155-70.D shall be revised as follows:

“D. Child day-care centers are a permitted use by conditional use within the TV-1, C-1 and C-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the following requirements:”

SECTION 10. Section 155-70.E shall be revised as follows:

“E. Adult training centers or adult day-care facilities are a permitted use by special exception within the TV-1, C-1 and C-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the following requirements:”

SECTION 11. Section 155-71.B shall be revised as follows:

“B. Mini malls shall be permitted by conditional use within the TV-1 and C-1 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the applicable minimum requirements specified under § 155-72 of the Code.”

SECTION 12. Section 155-72.A shall be revised as follows:

“A. Mini malls containing less than 30,000 square feet in cumulative gross floor area and as further defined under Article II of this chapter shall be permitted by conditional use within the TV-1 Zoning District, the C-1 Zoning District and the AQ-Age Qualified Overlay Zoning District, subject to the following requirements:”

SECTION 13. Section 155-82.A shall be revised as follows:

“A. Veterinary hospitals and animal clinics, as further defined under Article II of this chapter, shall be permitted by conditional use in the TV-1, C-1 C-2, I-1 and I-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the appropriate provisions specified within the Code.”

SECTION 14. Section 155-91.A shall be revised as follows:

“A. Educational uses, as further defined under Article II of this chapter, shall be permitted by conditional use within the R-1, R-3, R-4, TV-1, C-1, C-2 and I-1 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the provisions of the Caln Township Code as well as the following design standards and specifications:”

SECTION 15. Section 155-94.A shall be revised as follows:

“A. Municipal uses, as defined under Article II of this chapter, shall be permitted by right within the R-1, R-2, R-3, R-4, R-5, TV-1, C-1, C-2, I-1 and I-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District.”

SECTION 16. Severability. The provisions of this Ordinance are severable, and if any article, section, subsection, clause, sentence or part thereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining articles, sections, subsections, clauses, sentences or parts thereof of this Ordinance. It is hereby declared to be the intent of the Board of Commissioners that this Ordinance would have been adopted if such illegal, invalid or unconstitutional article, section, subsection, clause, sentence or part thereof had not been included herein.

SECTION 17. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 18. Effective Date. This Ordinance shall become effective upon enactment as by law provided.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2018.

ATTEST:

**CALN TOWNSHIP
BOARD OF COMMISSIONERS**

Kristen Denne, Secretary

Jennifer Breton, President

George Chambers, Vice-President

Joshua B. Young, Member

John Contento, Member

Lorraine Tindaro, Member

EXHIBIT "A"
Zoning Map Changes

Cain Township Exhibit A - Zoning Map Changes

Prepared October 22, 2018

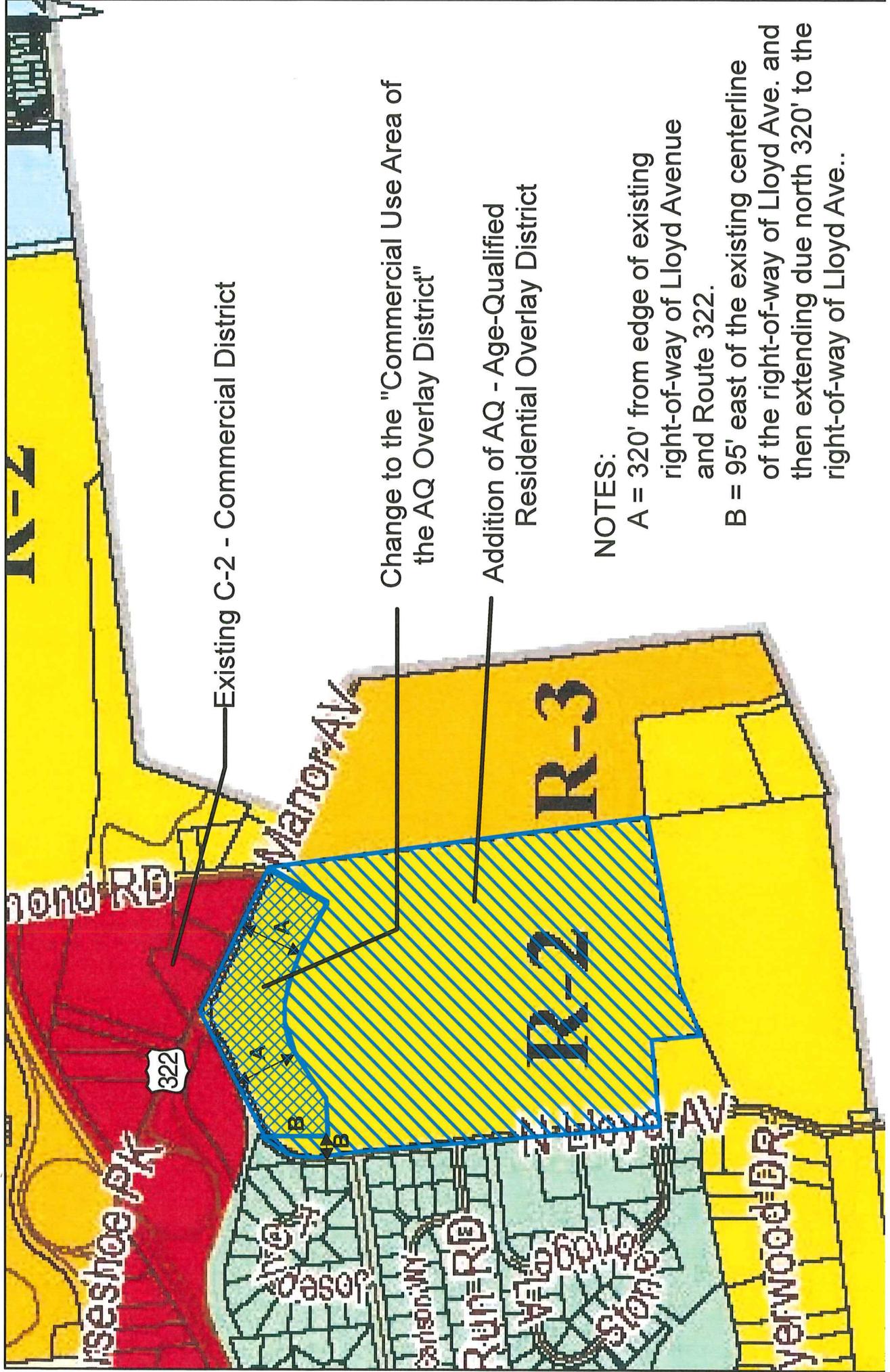


EXHIBIT "B"

Matrix Chart 14

ZONING

155 Attachment 14

Township of Caln

Matrix Chart 14

Use	Procedural Requirement	Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirement (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
				Front ¹	Side (each)	Rear		Building	Lot
Municipal use	By right	Variable	150	40	10	20	35	40%	70%
Retail business establishment 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Business and professional office 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Medical/dental clinic 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Restaurant 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Personal service establishment 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Banks/financial institution 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Child day-care center	Conditional use	2 acres	150	50	30	50	35	30%	50%
Veterinary hospital or animal clinic	Conditional use	50,000 square feet	200	40	20	40	35	40%	60%
Educational use	Conditional use	3 acres	250	60	25	50	50	25%	50%
Retail business establishment between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Business and professional office between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Medical/dental clinic between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Restaurant between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%

Refer to § 155-94 for additional requirements

155 Attachment 14:1

Use	Procedural Requirement	Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirement (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
				Front ¹	Side (each)	Rear		Building	Lot
Personal service establishment between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Banks/financial institution between 7,500 square feet and 30,000 square	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Mini mall	Conditional use	5 acres	300	100	50	100	35	40%	70%
Adult training or adult day-care use	Special exception	1 acre	150	40	20	50	35	40%	60%

¹In locations where there is no vehicle parking between a principal building and the street right-of-way line, the minimum front yard setback shall be reduced to 20 feet.

Return to: Chester County Planning Commission
 601 Westtown Road-Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

<p>To: Chester County Planning Commission</p> <p>Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p align="center">TO BE COMPLETED BY THE MUNICIPALITY</p> <p>From: (Municipality) _____</p> <p>Date: _____</p> <p>Official's Name: _____</p> <p>Position: _____</p> <p>Official's signature: _____</p> <p align="center"><small>Applications with ORIGINAL signatures must be submitted to CCPC.</small></p>
--	---

TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): _____	Location: <u>5030 Horseshoe Pike</u>
Owner's name: <u>Wild Meadows, LLC</u>	Phone #: <u>302-678-3800 x 2013</u>
Owner's address: <u>Attn: Justin Olear, 50 Nobles Pond Crossing, Dover, DE 19904</u>	
Applicant's name: <u>Same as owner</u>	Phone #: _____
Applicant's address: _____	
Architect/Engineer/Surveyor name: _____	Phone #: _____

<p align="center">TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input checked="" type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input type="checkbox"/> Comprehensive plan (no fee)</p> <p><input type="checkbox"/> Other _____</p>	<p align="center">REVIEW FEE (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____</p> <p><input checked="" type="checkbox"/> Not applicable</p> <hr/> <p align="center">TYPE OF PLAN</p> <p><input type="checkbox"/> Unofficial sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p>	<p align="center">TYPE OF SUBMISSION</p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p> <hr/> <p>Tax parcel(s): # <u>39-2-87</u></p> <p style="padding-left: 100px;"># _____</p> <p style="padding-left: 100px;"># _____</p> <hr/> <p>Total area (gross acres): ± 61.16</p>
---	--	---

<p align="center">PLAN INFORMATION</p> <p>Length of new roads: _____</p> <p>Number of new parking spaces: _____</p> <p>Ownership of roads: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Open space: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Acres: _____ Acres: _____</p> <p>HOA responsible for common facilities/areas: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HOA documents provided: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Traffic study included: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">LAND USE</th> <th style="width:20%;"># of lots/units</th> </tr> </thead> <tbody> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td>*Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </tbody> </table>	LAND USE	# of lots/units	Agriculture		Single family		Townhouses		Twin units		Apartments		Mobile homes		*Commercial		*Industrial		*Institutional		Other		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">ZONING DISTRICT OF PROPOSAL</th> <th style="width:50%;">PROPOSED UTILITIES (Check appropriate boxes)</th> </tr> </thead> <tbody> <tr> <td>Existing: <u>R-2</u></td> <td>Water <input type="checkbox"/> Sewer <input type="checkbox"/></td> </tr> <tr> <td>Proposed: <u>R-2 and AQ-Variances/ Age Qualified Overlay</u></td> <td>Public <input type="checkbox"/> On-site <input type="checkbox"/> Package <input type="checkbox"/></td> </tr> <tr> <td>Special exception granted: _____</td> <td>No new sewage disposal or water supply proposed <input type="checkbox"/></td> </tr> </tbody> </table>	ZONING DISTRICT OF PROPOSAL	PROPOSED UTILITIES (Check appropriate boxes)	Existing: <u>R-2</u>	Water <input type="checkbox"/> Sewer <input type="checkbox"/>	Proposed: <u>R-2 and AQ-Variances/ Age Qualified Overlay</u>	Public <input type="checkbox"/> On-site <input type="checkbox"/> Package <input type="checkbox"/>	Special exception granted: _____	No new sewage disposal or water supply proposed <input type="checkbox"/>
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Special exception granted: _____	No new sewage disposal or water supply proposed <input type="checkbox"/>																															

ADDITIONAL INFORMATION (This plan has been submitted to):

<input type="checkbox"/> County Health Department	Date _____
<input type="checkbox"/> PennDOT	Date _____
<input type="checkbox"/> DEP	Date _____
<input type="checkbox"/> Other _____	Date _____

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: _____

*Total square footage of new building(s): _____

THE TERM "LOTS"

The term "**LOTS**" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

LOUIS J. COLAGRECO, JR.
Lou@rrhc.com
Extension: 203



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

October 26, 2018

Via electronic mail

Kristen Denne
Manager, Caln Township
253 Municipal Drive
Thorndale, PA 19372

**RE: Wild Meadows, LLC – 5030 Horseshoe Pike
Zoning Ordinance Text and Map Amendment Application**

Dear Kristen:

As you know, this firm represents Wild Meadows, LLC (“Applicant”) in connection with its request to establish an AQ-Age Qualified Overlay District on its property located at the intersection of North Lloyd Avenue and Route 322 (“Application”), which was filed with the Township on September 4, 2018. In response to comments received from staff and the Board of Commissioners, Applicant has updated the proposed Zoning Ordinance Text and Map Amendment. Accordingly, enclosed for filing is the updated version of the Zoning Ordinance Text and Map Amendment and an updated Chester County Act 247 Referral Form.

Based on our discussion with the Board of Commissioners at its meeting last evening, we are requesting that the Zoning Ordinance Text and Map Amendment be forwarded to the County Planning Commission and the Township Planning Commission for review. We plan to attend the November 20, 2018 Township Planning Commission meeting for discussion on the Application.

As always, please feel free to contact us with any questions. Thank you for your attention to this matter.

Very truly yours,

LOUIS J. COLAGRECO, JR.

LJC, Jr./kmr
Enclosures

Kristen Denne
Caln Township
October 26, 2018
Page 2

cc: Kristin Camp, Esquire, Township Solicitor (w/encls. -via email)
Ray Stackhouse, Director of Building & Life Safety (w/encls. -via email)
Bryan Kulakowsky, P.E., Township Engineer (w/encls. -via email)
Harry Miller (w/encls. -via email)
Justin Olear (w/encls. -via email)
Charlie Schmehl (w/encls. -via email)
Matthew Hammond, P.E. (w/encls. -via email)
Alyson M. Zarro, Esquire (w/encls. -via email)

Scott Gill

From: Justin Olear <jolear@regalbuilders.net>
Sent: Thursday, June 07, 2018 11:03 AM
To: Scott Gill
Subject: 5030 Horseshoe Pike Project Proposal

Hi Scott-

Hope all is well- I stopped by your office months back to talk about a potential new project on the Lloyd Avenue farm at 5030 Horseshoe Pike. We are further down the road and looking at zoning currently with the board of commissioners. I was hoping to meeting up with you to go over our plan and talk impact fees so I can budget accordingly. Let me know a convenient time for you.

Thank you sir!

Justin Olear
Vice President
Construction & Operations
Regal Builders, LLC
Project- The Village of Noble's Pond
302-678-3800, ext-2013

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From: Pam Henrichon
Sent: Friday, March 15, 2019 4:16 PM
To: Abbey Swan
Subject: FW: Contractor Registration
Attachments: contractor_registration_plumber_licensing_application_-_fillable.pdf

Sincerely,

Pamela Henrichon

Department of Building & Life Safety
Caln Township
253 Municipal Dr., Thorndale, PA 19372
Phone: 610-384-0600 x 119

From: Pam Henrichon
Sent: Thursday, June 21, 2018 2:32 PM
To: 'jolear@regalbuilders.net' <jolear@regalbuilders.net>
Subject: Contractor Registration

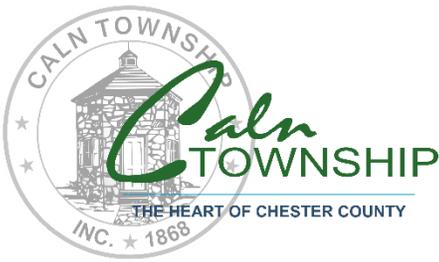
Hello Justin,

Please fill this out and mail or drop it to our office with an \$80.00 check. After we receive this we can start processing the permit request.

Sincerely,

Pamela Henrichon

Department of Building & Life Safety
Caln Township
253 Municipal Dr., Thorndale, PA 19372
Phone: 610-384-0600 x 119



CONTRACTOR REGISTRATION AND PLUMBER LICENSING

THE APPLICATION FEE IS \$80.00 FOR CONTRACTORS AND ELECTRICIANS.

THE APPLICATION FEE FOR MASTER PLUMBERS IS \$80.00 AND \$25.00 FOR JOURNEYMAN.

If registering for both contractor and plumbing licenses only one fee of \$80.00 is required.

Please complete the application in full. You must answer every question on the form and **SIGN & DATE ITEMS #8 & #9**. Return the application with your payment. Have your insurance agent issue a Certificate of Insurance naming CALN TOWNSHIP as the Certificate Holder, showing your General Liability and Workers Compensation coverage, if applicable. Your Contractor's Registration cannot be issued without the Certificate of Insurance accompanying the application.

PLEASE COMPLETE THE FOLLOWING INFORMATION

Registration Year _____ Date of Application: _____

CALN Township Contractor Registration I.D. # _____ Number of Vehicles _____

1. Business Name _____ Telephone #: _____

Address _____

City _____ State _____ Zip _____

Email Address _____

2. Names of Owner, Partners, Directors and Officers

Name _____

3. Type of Business: _____

4. Number of Employees _____

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org



5. Has any other municipality denied your company of any similar Contractor's registration or license in the last two (2) years?
 Yes _____ No _____ (Section 3.B.2.)

If yes, give explanation why:

6. List all convictions within two (2) years prior to the date of the application (Section 3.B.4), if not, please insert "none".

7. List all unsatisfied civil judgments in any jurisdiction that involved lawsuits in which it was alleged that the applicant failed to complete or improperly perform a contract (Section 3.B.5.), if not, please insert "none".

8. I hereby agree that the information in this application shall be available to the public for inspection and if I am granted a Contractor Registration, I agree to accept and be governed by all ordinances, rules and regulations which are or may be adopted by the Board of Commissioners of Caln township.

Signature: _____ Date _____
Owner

9. I hereby swear and affirm that the above statements are true and that all work will be done as described and will comply with all provisions of the Township of Caln contractor's Registration Ordinance 1994-2 (copy of which may be obtained upon request at the Township Office).

Signature: _____ Date _____
Owner

10. THE FOLLOWING INFORMATION MUST BE SUBMITTED WITH THE APPLICATION.

Certificate of Insurance as required under Section 9 of the Ordinance including Workers Compensation Coverage.

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:33 PM
To: Abbey Swan
Subject: FW: Regal

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org

-----Original Message-----

From: Lou [<mailto:Lou@RRHC.COM>]
Sent: Thursday, June 28, 2018 5:06 PM
To: Kristen Denne <kdenne@calntownship.org>; Kristin Camp <kcamp@buckleyllp.com>
Cc: Ray Stackhouse <rstackhouse@calntownship.org>
Subject: RE: Regal

I can--let me check w client

Our firm utilizes the industry standard e-mail encryption protocol referred to as TLS. In order to ensure e-mails are protected, please be sure your system also supports and prefers TLS encryption for incoming and outgoing traffic. If TLS is not supported on your e-mail system(s) our system will automatically revert to non-encrypted standard SMTP protocol for e-mail transmission to you.

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-----Original Message-----

From: Kristen Denne [<mailto:kdenne@calntownship.org>]
Sent: Thursday, June 28, 2018 5:04 PM
To: Lou; Kristin Camp
Cc: Ray Stackhouse
Subject: Re: Regal

Can you do 11.30 am
We have another group at 10.30

From: Lou <Lou@RRHC.COM>
Date: Thursday, June 28, 2018 at 5:02 PM
To: Kristin Camp <kcamp@buckleyllp.com>

Cc: Kristen Denne <kdenne@calntownship.org>, Ray Stackhouse <rstackhouse@calntownship.org>
Subject: RE: Regal

Could we do 11AM?

[Louis Colagreco]

Our firm utilizes the industry standard e-mail encryption protocol referred to as TLS. In order to ensure e-mails are protected, please be sure your system also supports and prefers TLS encryption for incoming and outgoing traffic. If TLS is not supported on your e-mail system(s) our system will automatically revert to non-encrypted standard SMTP protocol for e-mail transmission to you.

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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Thursday, June 28, 2018 5:00 PM
To: Lou
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org
Subject: RE: Regal

July 10th at 9:30 am?

[Image removed by sender. http://www.buckleyllp.com/wp-content/uploads/2017/08/signature_Logo_sm.png]

Kristin S. Camp, ESQUIRE

BUCKLEY BRION McGUIRE & MORRIS LLP

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

D: 484.887.7530 | M: 610.436.4400 Ext.1050

F: 610.436.8305

www.buckleyllp.com<<http://www.buckleyllp.com>>

From: Lou <Lou@RRHC.COM>
Sent: Thursday, June 28, 2018 3:45 PM
To: Kristin Camp <kcamp@buckleyllp.com>
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>; Harry Miller (hmiller@regalbuilders.net) <hmiller@regalbuilders.net>; cshmehl@urdc.com; Gina Gerber <ginag@RRHC.COM>; Kathleen <Kathleen@RRHC.COM>; Ally Driscoll <ally@RRHC.COM>
Subject: FW:

Good afternoon Kristin

When we met a couple of weeks ago to discuss the proposed zoning amendment for the former Archdiocese property, a number of changes to the draft ordinance were suggested. We have made those changes and a few others. See attached. I didn't blackline against the last draft since it was too confusing to follow. Anyway, we'd like to reconvene with the same group that met previously to discuss after you and the Township staff/ consultants have had the chance to review.

Scheduling anything for next week is proving very difficult, but we could be available the week of 7/9. If you can get me Twp. availabilities, I will coordinate on our end.

In the meantime, if you have any questions that you and I might be able to address by phone, please don't hesitate to call. Lou

[Louis Colagreco]

Our firm utilizes the industry standard e-mail encryption protocol referred to as TLS. In order to ensure e-mails are protected, please be sure your system also supports and prefers TLS encryption for incoming and outgoing traffic. If TLS is not supported on your e-mail system(s) our system will automatically revert to non-encrypted standard SMTP protocol for e-mail transmission to you.

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From: Ally Driscoll
Sent: Thursday, June 28, 2018 2:58 PM
To: Lou
Subject:

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:31 PM
To: Abbey Swan
Subject: FW: Regal/Caln PC

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Lou [mailto:Lou@RRHC.COM]
Sent: Monday, August 20, 2018 9:50 AM
To: Ray Stackhouse <rstackhouse@calntownship.org>; Kristen Denne <kdenne@calntownship.org>
Cc: Kristin Camp <kcamp@buckleyllp.com>; Alyson Zarro <Alyson@RRHC.COM>; Kathleen <Kathleen@RRHC.COM>; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>
Subject: RE: Regal/Caln PC

Thx Ray. It will be short.



717 Constitution Drive
Post Office Box 1265
Exton, PA 19341

LOUIS J. COLAGRECO, JR.
610.458.4400 Tel
610.458.4441 Fax
lou@rrhc.com

Our firm utilizes the industry standard e-mail encryption protocol referred to as TLS. In order to ensure e-mails are protected, please be sure your system also supports and prefers TLS encryption for incoming and outgoing traffic. If TLS is not supported on your e-mail system(s) our system will automatically revert to non-encrypted standard SMTP protocol for e-mail transmission to you.

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From: Ray Stackhouse [<mailto:rstackhouse@calntownship.org>]
Sent: Monday, August 20, 2018 9:49 AM
To: Lou; Kristen Denne
Cc: Kristin Camp; Alyson Zarro; Kathleen; Justin Olear (jolear@regalbuilders.net)
Subject: RE: Regal/Caln PC

We have you on the agenda.

Please keep in mind that the PC agenda is very full this month, so keeping the presentation direct will help everyone.

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Lou [<mailto:Lou@RRHC.COM>]
Sent: Monday, August 20, 2018 8:49 AM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Ray Stackhouse <rstackhouse@calntownship.org>; Kristin Camp <kcamp@buckleyllp.com>; Alyson Zarro <Alyson@RRHC.COM>; Kathleen <Kathleen@RRHC.COM>; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>
Subject: Regal/Caln PC

Good morning Kristen

Kristin Camp has given us a markup of the proposed ZO amendment regarding the Age Qualified housing. I understand she still has to discuss her draft with staff and we are going over it now as

well. Anyway, Kristin suggested, and I agree, that it would probably be beneficial to have our client give a brief overview of the project tomorrow night before the PC . We won't focus in the mechanics of the ordinance draft since it is still a work in process, however, I don't believe the PC has ever seen the concept. If we present tomorrow night, we'd like to be in position to get the ordinance finalized over the next week or so, officially file, and return to the PC for a September recommendation.

Can you let me know whether this can be on the agenda tomorrow night? Thx. Lou



717 Constitution Drive
Post Office Box 1265
Exton, PA 19341

LOUIS J. COLAGRECO, JR.
610.458.4400 Tel
610.458.4441 Fax
lou@rrhc.com

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From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:33 PM
To: Abbey Swan
Subject: FW: Regal

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Lou [mailto:Lou@RRHC.COM]
Sent: Thursday, June 28, 2018 5:02 PM
To: Kristin Camp <kcamp@buckleyllp.com>
Cc: Kristen Denne <kdenne@calntownship.org>; Ray Stackhouse <rstackhouse@calntownship.org>
Subject: RE: Regal

Could we do 11AM?



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Post Office Box 1265
Exton, PA 19341

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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Thursday, June 28, 2018 5:00 PM
To: Lou
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org
Subject: RE: Regal

July 10th at 9:30 am?



Kristin S. Camp, ESQUIRE
BUCKLEY BRION McGUIRE & MORRIS LLP
118 W. Market Street, Suite 300
West Chester, PA 19382-2928
D: 484.887.7530 | M: 610.436.4400 Ext.1050
F: 610.436.8305
www.buckleyllp.com

From: Lou <Lou@RRHC.COM>
Sent: Thursday, June 28, 2018 3:45 PM
To: Kristin Camp <kcamp@buckleyllp.com>
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>; Harry Miller (hmillier@regalbuilders.net) <hmillier@regalbuilders.net>; cschmehl@urdc.com; Gina Gerber <ginag@RRHC.COM>; Kathleen <Kathleen@RRHC.COM>; Ally Driscoll <ally@RRHC.COM>
Subject: FW:

Good afternoon Kristin

When we met a couple of weeks ago to discuss the proposed zoning amendment for the former Archdiocese property, a number of changes to the draft ordinance were suggested. We have made those changes and a few others. See attached. I didn't blackline against the last draft since it was too confusing to follow. Anyway, we'd like to reconvene with the same group that met previously to discuss after you and the Township staff/ consultants have had the chance to review.

Scheduling anything for next week is proving very difficult, but we could be available the week of 7/9. If you can get me Twp. availabilities, I will coordinate on our end.

In the meantime, if you have any questions that you and I might be able to address by phone, please don't hesitate to call. Lou



717 Constitution Drive
Post Office Box 1265
Exton, PA 19341

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610.458.4400 Tel
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From: Ally Driscoll
Sent: Thursday, June 28, 2018 2:58 PM
To: Lou
Subject:

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:32 PM
To: Abbey Swan
Subject: FW: Regal/Caln PC

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Lou [mailto:Lou@RRHC.COM]
Sent: Monday, August 20, 2018 8:49 AM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Ray Stackhouse <rstackhouse@calntownship.org>; Kristin Camp <kcamp@buckleyllp.com>; Alyson Zarro <Alyson@RRHC.COM>; Kathleen <Kathleen@RRHC.COM>; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>
Subject: Regal/Caln PC

Good morning Kristen

Kristin Camp has given us a markup of the proposed ZO amendment regarding the Age Qualified housing. I understand she still has to discuss her draft with staff and we are going over it now as well. Anyway, Kristin suggested, and I agree, that it would probably be beneficial to have our client give a brief overview of the project tomorrow night before the PC. We won't focus in the mechanics of the ordinance draft since it is still a work in process, however, I don't believe the PC has ever seen the concept. If we present tomorrow night, we'd like to be in position to get the ordinance finalized over the next week or so, officially file, and return to the PC for a September recommendation.

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610.458.4400 Tel
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From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:31 PM
To: Abbey Swan
Subject: FW: Wild Meadows, LLC - 5030 Horseshoe Pike
Attachments: Ltr to K. Denne enclosing updated ZO Text and Map Amendment 10-26-18.pdf; Act 247. 10-26-18.pdf; Zoning Ordinance amendment - Final for Filing 10-25-18.pdf

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Kathleen [mailto:Kathleen@RRHC.COM] **On Behalf Of** Lou
Sent: Friday, October 26, 2018 12:38 PM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Kristin Camp <kcamp@buckleyllp.com>; Ray Stackhouse <rstackhouse@calntownship.org>; bkulakowsky@cedarvilleeng.com; Harry Miller <hmillier@regalbuilders.net>; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>; Charlie Schmehl (cschmekl@urdc.com) <cschmekl@urdc.com>; Hammond, Matt <mhammond@trafficpd.com>; Alyson Zarro <Alyson@RRHC.COM>; Lou <Lou@RRHC.COM>
Subject: Wild Meadows, LLC - 5030 Horseshoe Pike

Kristen:

Please see the attached correspondence from Lou Colagreco regarding the above matter. If you have any questions, please contact Lou directly. Thank you.

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
P.O. Box 1265
Exton, PA 19341
(610) 458-4400 Ext. 206

(610) 458-4441 (Fax)

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LOUIS J. COLAGRECO, JR.
Lou@rrhc.com
Extension: 203



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

October 26, 2018

Via electronic mail

Kristen Denne
Manager, Caln Township
253 Municipal Drive
Thorndale, PA 19372

**RE: Wild Meadows, LLC – 5030 Horseshoe Pike
Zoning Ordinance Text and Map Amendment Application**

Dear Kristen:

As you know, this firm represents Wild Meadows, LLC (“Applicant”) in connection with its request to establish an AQ-Age Qualified Overlay District on its property located at the intersection of North Lloyd Avenue and Route 322 (“Application”), which was filed with the Township on September 4, 2018. In response to comments received from staff and the Board of Commissioners, Applicant has updated the proposed Zoning Ordinance Text and Map Amendment. Accordingly, enclosed for filing is the updated version of the Zoning Ordinance Text and Map Amendment and an updated Chester County Act 247 Referral Form.

Based on our discussion with the Board of Commissioners at its meeting last evening, we are requesting that the Zoning Ordinance Text and Map Amendment be forwarded to the County Planning Commission and the Township Planning Commission for review. We plan to attend the November 20, 2018 Township Planning Commission meeting for discussion on the Application.

As always, please feel free to contact us with any questions. Thank you for your attention to this matter.

Very truly yours,

LOUIS J. COLAGRECO, JR.

LJC, Jr./kmr
Enclosures

Kristen Denne
Caln Township
October 26, 2018
Page 2

cc: Kristin Camp, Esquire, Township Solicitor (w/encls. -via email)
Ray Stackhouse, Director of Building & Life Safety (w/encls. -via email)
Bryan Kulakowsky, P.E., Township Engineer (w/encls. -via email)
Harry Miller (w/encls. -via email)
Justin Olear (w/encls. -via email)
Charlie Schmehl (w/encls. -via email)
Matthew Hammond, P.E. (w/encls. -via email)
Alyson M. Zarro, Esquire (w/encls. -via email)

Return to: Chester County Planning Commission
 601 Westtown Road-Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

<p>To: Chester County Planning Commission</p> <p>Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p align="center">TO BE COMPLETED BY THE MUNICIPALITY</p> <p>From: (Municipality) _____</p> <p>Date: _____</p> <p>Official's Name: _____</p> <p>Position: _____</p> <p>Official's signature: _____</p> <p align="center"><small>Applications with ORIGINAL signatures must be submitted to CCPC.</small></p>
--	---

TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): _____	Location: <u>5030 Horseshoe Pike</u>
Owner's name: <u>Wild Meadows, LLC</u>	Phone #: <u>302-678-3800 x 2013</u>
Owner's address: <u>Attn: Justin Olear, 50 Nobles Pond Crossing, Dover, DE 19904</u>	
Applicant's name: <u>Same as owner</u>	Phone #: _____
Applicant's address: _____	
Architect/Engineer/Surveyor name: _____	Phone #: _____

<p align="center">TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input checked="" type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input type="checkbox"/> Comprehensive plan (no fee)</p> <p><input type="checkbox"/> Other _____</p>	<p align="center">REVIEW FEE (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____</p> <p><input checked="" type="checkbox"/> Not applicable</p> <hr/> <p align="center">TYPE OF PLAN</p> <p><input type="checkbox"/> Unofficial sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p>	<p align="center">TYPE OF SUBMISSION</p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p> <hr/> <p>Tax parcel(s): # <u>39-2-87</u></p> <p style="padding-left: 100px;"># _____</p> <p style="padding-left: 100px;"># _____</p> <hr/> <p>Total area (gross acres): ± 61.16</p>
---	--	---

<p align="center">PLAN INFORMATION</p> <p>Length of new roads: _____</p> <p>Number of new parking spaces: _____</p> <p>Ownership of roads: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Open space: <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Acres: _____ Acres: _____</p> <p>HOA responsible for common facilities/areas: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HOA documents provided: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Traffic study included: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:30%;">LAND USE</th> <th style="width:30%;"># of lots/units</th> </tr> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td>*Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </table>	LAND USE	# of lots/units	Agriculture		Single family		Townhouses		Twin units		Apartments		Mobile homes		*Commercial		*Industrial		*Institutional		Other		<p align="center">ZONING DISTRICT OF PROPOSAL</p> <p>Existing: <u>R-2</u></p> <p>Proposed: <u>R-2 and AQ-Age Qualified Variances/ Overlay</u></p> <p>Special exception granted: _____</p>	<p align="center">PROPOSED UTILITIES (Check appropriate boxes)</p> <table style="width:100%;"> <tr> <td></td> <td align="center">Water</td> <td align="center">Sewer</td> </tr> <tr> <td>Public</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>On-site</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Package</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table> <p>No new sewage disposal or water supply proposed <input type="checkbox"/></p>		Water	Sewer	Public	<input type="checkbox"/>	<input type="checkbox"/>	On-site	<input type="checkbox"/>	<input type="checkbox"/>	Package	<input type="checkbox"/>	<input type="checkbox"/>
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Package	<input type="checkbox"/>	<input type="checkbox"/>																																			

ADDITIONAL INFORMATION (This plan has been submitted to):

<input type="checkbox"/> County Health Department	Date _____
<input type="checkbox"/> PennDOT	Date _____
<input type="checkbox"/> DEP	Date _____
<input type="checkbox"/> Other _____	Date _____

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: _____

*Total square footage of new building(s): _____

THE TERM "LOTS"

The term "**LOTS**" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2018 -

AN ORDINANCE OF THE TOWNSHIP OF CALN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CALN TOWNSHIP ZONING ORDINANCE OF 2005, AS AMENDED, WHICH IS CODIFIED IN CHAPTER 155 OF THE CODE OF THE TOWNSHIP OF CALN, SPECIFICALLY TO ADD DEFINITIONS FOR “AGE QUALIFIED RESIDENTIAL DEVELOPMENT”, “CONTINUING CARE RETIREMENT COMMUNITY” AND “TRACT AREA” IN SECTION 155-12; SECTION 155-14 TO ADOPT A NEW OVERLAY DISTRICT KNOWN AS AQ-AGE QUALIFIED OVERLAY DISTRICT; TO IDENTIFY CHESTER COUNTY TAX PARCEL NO. 39-2-87 AS PART OF THE NEW AQ-AGE QUALIFIED OVERLAY DISTRICT; SECTION 155-42.B TO CLARIFY THE APPLICABILITY OF SPECIAL OVERLAY DISTRICTS; BY ADDING A NEW SECTION 155-48 ENTITLED “AQ-AGE QUALIFIED OVERLAY DISTRICT (“AQ DISTRICT”)” TO PROVIDE FOR USE, AREA AND BULK, AND DESIGN REQUIREMENTS OF THE AQ-AGE QUALIFIED OVERLAY DISTRICT; BY AMENDING SECTION 155-55.A AND ADDING A NEW SECTION 155-55.D TO REFERENCE THE AQ-AGE QUALIFIED OVERLAY DISTRICT; AND BY AMENDING SECTION 155-70.D, SECTION 155-70.E, SECTION 155-71.B, SECTION 155-72.A, SECTION 155-82.A, SECTION 155-91.A AND SECTION 155-94.A TO ADD REFERENCE TO THE AQ-AGE QUALIFIED OVERLAY DISTRICT.

WHEREAS, the Caln Township Comprehensive Plan of 2017 and the Land Use & Housing Plan adopted as part of the Comprehensive Plan provide that the Township may consider an option to develop a community designed for active older adults on land east of Lloyd Avenue and south of Route 322; and

WHEREAS, the Comprehensive Plan recognized that a density incentive and flexibility in dimensional standards should be offered if housing is limited to at least one resident age 55 or older, with no permanent residents under the age of 18; and

WHEREAS, the Board recognizes that there is a growing need for residential developments that cater to older populations and meet the requirements for “Housing for Older Persons” as defined in the Fair Housing Act, 42 U.S.C.A. Section 3601 *et seq.* as amended by the Housing for Older Persons Act of 1995; and

WHEREAS, the property located on the east side of Lloyd Avenue and south of Route 322 (Manor Avenue) (the “Property”) has been undeveloped and on the market for several years; and

WHEREAS, various developers have expressed interest in developing the Property for residential development catered to an older population at a density that is higher than that which would be permitted in the R-2 District Low to Medium Density Residential District; and

WHEREAS, the Board finds it appropriate to allow denser development for residential development that caters to older persons and to allow other amenities such as assisted living, personal care facilities or nursing homes to be developed in close proximity to such age qualified residential development; and

WHEREAS, the Board also finds it desirable to allow limited commercial uses along the portion of the Property which fronts on Manor Avenue to be consistent with the commercial uses on the north side of Manor Avenue; and

WHEREAS, the Board desires to create an overlay zoning district that will offer more flexibility in the design of an age qualified residential development and to allow commercial uses along Manor Avenue near the Route 30 Bypass interchange; and

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of Caln Township that the Caln Township Zoning Ordinance of 2005, as amended, shall be further amended as follows:

SECTION 1. The following new definitions shall be added to Section 155-12:

“Age-Qualified Residential Development - A primarily residential development which meets the requirements to be considered “Housing for Older Persons” in the United States Fair Housing Act (42 U.S.C.A. Section 3601 et seq.), as amended by the Housing for Older Persons Act of 1995, and which also meets the requirements of this Ordinance for the use, and which may also include certain support and commercial uses as specifically allowed by the applicable provisions of this Ordinance.”

“Continuing Care Retirement Community - A type of Age-Qualified Residential Development that may include a mix of individual age-qualified dwelling units and assisted living or personal care facilities, and which may also include a nursing home. This type of development is intended to allow residents to move from one part of the community to another as their medical needs change.”

“Tract Area” – The space contained within the lot lines of one or more lots assembled for the purposes of subdivision or land development, including all land areas within all existing and future/ultimate street rights-of-way, delineated wetlands, common open space and easements established for all utility, municipal and stormwater purposes.”

SECTION 2. Section 155-14.C shall be amended to add a new subparagraph (6) which provides as follows:

“(6) AQ- Age Qualified Overlay District.”

SECTION 3. The Official Zoning Map of Caln Township, which is adopted and referenced in Section 155-15.A of this chapter, shall be amended to include a new Overlay District known as the “AQ- Age Qualified Overlay District” on a property identified as UPI No. 39-2-87 owned by Wild Meadows, LLC. The boundaries of such Overlay District are depicted on the excerpt of the Zoning Map dated October 22, 2018, titled Zoning Map Changes, which is attached to this Ordinance as Exhibit “A” and which shall be incorporated as part of the Appendix of this Chapter.

SECTION 4. Section 155-42.A shall be amended to add a new subparagraph (6) which provides as follows:

“(6) AQ- Age Qualified Overlay District.”

SECTION 5. Section 155-42.B shall be revised as follows:

“B. The Special Overlay Districts incorporated under this article include provisions to supplement and enhance the existing underlying district regulations for certain land areas and zoning districts. These supplemental regulations should not replace the existing underlying zoning district regulations. The provisions of the underlying zoning district regulations shall apply if the land area is developed in accordance with the underlying zoning district. The provisions of the Special Overlay District shall apply if the land area is developed in accordance with the Special Overlay District. In cases where Special Overlay Districts overlap each other, the more restrictive standards shall apply.”

SECTION 6. A new Section 155-48, titled “AQ-Age Qualified Overlay District” shall be adopted which shall provide as follows:

“§ 155-48. AQ-Age Qualified Overlay District.

A. The AQ-Age Qualified Overlay District shall be a special overlay district, the boundaries of which are depicted on the AQ-Age Qualified Overlay District Map which is attached to this chapter as part of the Appendix.

B. All land uses permitted within the underlying zoning districts shall be permitted in the AQ-Age Qualified Overlay District. In addition, an Age Qualified Residential Development shall be permitted by right in the AQ-Age Qualified Overlay District. The following uses shall also be permitted by right in the AQ-Age Qualified Overlay District provided they are located within an Age-Qualified Residential Development:

- (1) Community Center, which also may include a rental, sales or management office for the development.
- (2) Single family semi-detached dwelling.
- (3) Single family detached dwelling.
- (4) Apartment building; provided that an apartment building shall not be permitted in the area identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map.
- (5) Townhouse dwellings.
- (6) Home Occupations: Category 1 or Category 2, provided that exterior signs shall not be allowed.
- (7) In addition to apartment units, the following uses shall be permitted in an apartment building and provided that no use shall include drive-through commercial facilities:
 - (a) Offices, provided that no medical or dental office establishment shall exceed 7,500 square feet of floor area and shall not include an Urgent Care Center.
 - (b) Personal service establishments, such as barber and beauty shops.
 - (c) Retail service establishments.
 - (d) Day Care Center for adults or children.
 - (e) Restaurant.
- (8) Recreation or dining facilities that primarily serve residents of the development and their occasional invited guests.
- (9) Parks, public recreation facilities, trails and common open space.
- (10) Utility facilities needed to serve uses in the Age Qualified Residential Development and in the vicinity.

- (11) A maintenance/storage building that is used to support the maintenance of commonly owned lands and private streets in the Age Qualified Residential Development.

C. The following uses shall be permitted in the AQ-Age Qualified Overlay District in the area located 95 feet east of the centerline of the right-of-way of Lloyd Avenue existing on the date of enactment of this section and then extending due north 320 feet to the right-of-way of Lloyd Avenue existing on the date of enactment of this section, and extending from the rights-of-way of Lloyd Avenue and Manor Avenue existing on the date of enactment of this section to a depth of 320 feet, identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map:

- (1) Retail business establishments with 7,500 square feet or less of gross floor area.
- (2) Business and professional offices with 7,500 square feet or less of gross floor area.
- (3) Medical or dental clinic with 7,500 square feet or less of gross floor area.
- (4) Restaurants with 7,500 square feet or less of gross floor area and without drive-through service lanes.
- (5) Personal service establishments with 7,500 square feet or less of gross floor area.
- (6) Banks and financial establishments with 7,500 square feet or less of gross floor area.
- (7) Municipal uses, subject to § 155-94 of the Code.

D. The following uses shall be permitted by conditional use in the AQ-Age Qualified Overlay District:

- (1) Nursing home, personal care facility or assisted living units.
- (2) Continuing Care Retirement Community.
- (3) The following uses shall be permitted in the AQ-Age Qualified Overlay District by conditional use in the area located 95 feet east of the centerline of the right-of-way of Lloyd Avenue existing on the date of enactment of this section and then extending due north 320 feet to the right-of-way of Lloyd Avenue existing on the date of enactment of this section, and extending from the rights-of-way of Lloyd

Avenue and Manor Avenue existing on the date of enactment of this section to a depth of 320 feet, identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map:

- (a) Child day-care center, subject to § 155-70 of the Code.
- (b) Veterinary hospital or animal clinic, subject to § 155-82 of the Code.
- (c) Educational uses, subject to § 155-91 of the Code.
- (d) Retail business establishments consisting of gross floor area between 7,500 square feet and 30,000 square feet.
- (e) Business and professional offices consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (f) Medical or dental clinic consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (g) Restaurants consisting of gross floor area of between 7,500 square feet and 30,000 square feet, and without drive-through service lanes.
- (h) Personal service establishments consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (i) Banks and financial establishments consisting of gross floor area of between 7,500 square feet and 30,000 square feet.
- (j) Mini malls, subject to § 155-72 of the Code.

E. The following uses shall be permitted in the AQ-Age Qualified Overlay District by special exception in the area located 95 feet east of the centerline of the right-of-way of Lloyd Avenue existing on the date of enactment of this section and then extending due north 320 feet to the right-of-way of Lloyd Avenue existing on the date of enactment of this section, and extending from the rights-of-way of Lloyd Avenue and Manor Avenue existing on the date of enactment of this section to a depth of 320 feet, identified as "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map:

- (1) Adult training or adult day-care, subject to § 155-70 of the Code.

F. The following area and bulk requirements shall apply to the AQ-Age Qualified Overlay District:

- (1) If a condominium method of ownership is used, or a similar form of ownership with commonly owned and maintained yard areas under the Uniform Planned Community Act, individual fee simple subdivided lots are not required to be created for individual dwelling units. Instead, the applicant shall show that the dwelling units are spaced so that the area and bulk requirements of this Section could be met as if individual fee simple lots would be created.
- (2) Minimum Tract Area for an Age-Qualified Residential Development and CCRC: 25 acres.
- (3) Minimum Common Open Space for an Age-Qualified Residential Development and CCRC: 20 percent of the Tract Area.
- (4) Maximum Building Coverage for an Age-Qualified Residential Development and CCRC: 50 percent of the Tract Area.
- (5) Maximum Impervious Coverage for an Age-Qualified Residential Development and CCRC: 70 percent of the Tract Area.
- (6) Dimensional Requirements for Single Family Detached Dwellings. The following minimum requirements shall apply:
 - (a) Net Lot Area: 5,000 square feet.
 - (b) Front Yard: 22 feet from edge of sidewalk or edge of curb if there is no sidewalk for a private street. 20 feet from the edge of the right-of-way of a public street.
 - (c) Rear Yard: 10 feet.
 - (d) Side Yard: 7 feet each side, aggregate total of 15 feet.
 - (e) Building Setback to abutting residential districts outside of the Tract: 30 feet.

- (f) Dwelling Width: 35 feet.
 - (g) Lot Width: 55 feet, measured at the minimum front yard building setback line.
- (7) Dimensional Requirements for Townhouses and Single Family Semi-Detached Dwellings. The following minimum requirements shall apply:
- (a) Net Lot Area: 2,000 square feet for a townhouse and 3,000 square feet for a single family semi-detached dwelling.
 - (b) Front Yard: 22 feet from edge of sidewalk or edge of curb if there is no sidewalk for a private street; 20 feet from the edge of the right-of-way of a public street.
 - (c) Rear Yard: 10 feet.
 - (d) Side Yard: 7 feet each side of a single family semi-detached dwelling or the end unit of townhouses. Minimum separation of 15 feet between townhouse buildings.
 - (e) Building Setback to abutting residential district outside of the Tract: 30 feet.
 - (f) Lot width: 20 feet for a townhouse and 30 feet for a single family semi-detached dwelling.
- (8) Dimensional Requirements for Apartment Building. The following minimum requirements shall apply:
- (a) Net Lot Area: 40,000 square feet.
 - (b) Setback from a pre-existing single family detached dwelling that is outside of the Tract: 175 feet.
 - (c) Building setback from right-of-way of a public street: 50 feet.
 - (d) Building setback from all other lot lines or private street: 10 feet.

- (9) Dimensional Requirements for Personal Care Facility, Assisted Living Unit, Continuing Care Retirement Facility and Nursing Home. The following minimum requirements shall apply:
- (a) Net Lot Area: 40,000 square feet.
 - (b) Setback from a pre-existing single family detached dwelling that is outside of the Tract: 175 feet.
 - (c) Building setback from right-of-way of a public street: 50 feet.
 - (d) Building setback from all other lot lines or private street: 10 feet.
- (10) Maximum Density: 7 dwellings per acre of the Tract Area.
- (a) Every 8 beds within a personal care facility, assisted living unit or nursing home shall count as one dwelling unit for the purposes of determining the maximum density of the Tract.
 - (b) A minimum of 25 percent of the total dwelling units shall be single family detached dwellings.
 - (c) Maximum density pursuant to this Section shall be calculated based on the Tract Area. When a subdivision is proposed, the subdivision plan shall designate the number of allowed dwelling units that are allocated to each lot.
- (11) Maximum Building Height.
- (a) 75 feet for an apartment building, personal care facility, assisted living unit or nursing home.
 - (b) 50 feet for an educational use.
 - (c) 35 feet for all other buildings allowed in the AQ-Age Qualified Overlay District.
- (12) Bay windows, bump outs, basement daylight steps, fireplaces, air conditioning and heating units, roof overhangs, pitches and eaves, patios, and decks may encroach up to 5 feet into a required yard.

- (13) Dimensional Requirements for commercial uses permitted in the area designated as the "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map shall comply with the requirements set forth on Matrix Chart 14. *[Matrix Chart 14 is attached to this Ordinance as Exhibit "B".]*

G. Additional Requirements in the AQ District.

- (1) An Age-Qualified Residential Development shall include a Community Center, which shall comply with the following requirements:
 - (a) Minimum building floor area: 3,000 square feet.
 - (b) Maximum building floor area: 12,000 square feet.
 - (c) Up to 25 percent of the Community Center floor area may include a rental, sales, recreation staff and/or management office for the development.
- (2) An Age-Qualified Residential Development and CCRC and all uses contained therein shall be served by public water and sewer.
- (3) Sidewalks in an Age-Qualified Residential Development and CCRC shall be required on one side of streets (not alleys), except where an alternative plan provides a sufficient system of pedestrian access using paved trails or pathways. Where a pathway runs parallel to a pre-existing public street and is intended to serve the same purpose as a sidewalk, that pathway shall include a public pedestrian easement, shall have a paved surface such as bituminous asphalt, and shall be continuously maintained by the unit owners or property owner association.
- (4) Parking.
 - (a) A minimum of two off-street parking spaces shall be required for every dwelling unit in an Age Qualified Residential Development and CCRC other than an apartment unit.
 - (b) A minimum of 1.1 off-street parking spaces shall be required for every apartment unit in an Age-Qualified Residential Development and CCRC.

- (c) A minimum of one off-street parking space per each employee on the greatest shift, plus one space for every 10 beds for residents shall be required for a personal care facility, nursing home or assisted living unit.
- (d) A minimum of 1 off-street parking space per 8 dwelling units shall be provided for guest and visitor parking in an Age-Qualified Residential Development and CCRC. Such overflow parking may be provided at the Community Center or by on-street parking spaces in selected areas as approved by the Board of Commissioners on the land development plan.
- (e) For commercial uses permitted in the area designated as the "Commercial Use Area of the AQ-Age Qualified Overlay District" on the Zoning Map, the minimum number of off-street parking spaces required by this chapter for the commercial use shall apply to the commercial use.

(5) Landscaping.

- (a) Perimeter planting areas. A minimum 30 foot wide planting buffer shall be provided along any perimeter abutting a residential district or across the street from a residential district.

[1] This planting area shall be outside of any required future/ ultimate street right-of-way, but may overlap a required setback.

[2] No buildings shall be permitted in the planting area.

[3] The planting area shall include a minimum average of one tree for every 10 feet of planting area length, where such planting is feasible considering utility restrictions.

[4] Trees are not required to be evenly spaced apart, in order to allow for a naturalistic arrangement.

- [5] Two-thirds of the required trees shall be evergreens, while the other third shall be deciduous trees.
- (b) There shall be one new tree planted for every new dwelling unit, as measured across the Tract Area.
- (c) The quality, type, size and spacing of the plantings shall be shown on a Landscaping Plan.
- (6) Driveway Access. All driveways from dwellings shall enter onto an internal street or parking court system within the development. No new driveway for an individual dwelling shall enter directly onto a pre-existing public street.
- (7) Any exterior common storage areas for trash and rubbish shall be completely screened from view on three sides by fencing or landscaping. All trash and rubbish shall be contained in vermin-proof containers.”

SECTION 7. Section 155-55.A shall be revised as follows:

“A. Apartment buildings and apartment complexes are permitted by conditional use within the R-4 District. Apartment complexes are permitted by conditional use in the C-1 Highway Commercial District. Apartment buildings and apartment complexes are also permitted as previously approved by Caln Township within the R-5 Zoning District. An apartment building is permitted in the AQ-Age Qualified Overlay Zoning District.”

SECTION 8. A new Section 155-55.D shall be added as follows:

“D. An apartment building in the AQ-Age Qualified Overlay District shall be designed in accordance with the standards of § 155-48.”

SECTION 9. Section 155-70.D shall be revised as follows:

“D. Child day-care centers are a permitted use by conditional use within the TV-1, C-1 and C-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the following requirements:”

SECTION 10. Section 155-70.E shall be revised as follows:

“E. Adult training centers or adult day-care facilities are a permitted use by special exception within the TV-1, C-1 and C-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the following requirements:”

SECTION 11. Section 155-71.B shall be revised as follows:

“B. Mini malls shall be permitted by conditional use within the TV-1 and C-1 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the applicable minimum requirements specified under § 155-72 of the Code.”

SECTION 12. Section 155-72.A shall be revised as follows:

“A. Mini malls containing less than 30,000 square feet in cumulative gross floor area and as further defined under Article II of this chapter shall be permitted by conditional use within the TV-1 Zoning District, the C-1 Zoning District and the AQ-Age Qualified Overlay Zoning District, subject to the following requirements:”

SECTION 13. Section 155-82.A shall be revised as follows:

“A. Veterinary hospitals and animal clinics, as further defined under Article II of this chapter, shall be permitted by conditional use in the TV-1, C-1 C-2, I-1 and I-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the appropriate provisions specified within the Code.”

SECTION 14. Section 155-91.A shall be revised as follows:

“A. Educational uses, as further defined under Article II of this chapter, shall be permitted by conditional use within the R-1, R-3, R-4, TV-1, C-1, C-2 and I-1 Zoning Districts and the AQ-Age Qualified Overlay Zoning District, subject to the provisions of the Caln Township Code as well as the following design standards and specifications:”

SECTION 15. Section 155-94.A shall be revised as follows:

“A. Municipal uses, as defined under Article II of this chapter, shall be permitted by right within the R-1, R-2, R-3, R-4, R-5, TV-1, C-1, C-2, I-1 and I-2 Zoning Districts and the AQ-Age Qualified Overlay Zoning District.”

SECTION 16. Severability. The provisions of this Ordinance are severable, and if any article, section, subsection, clause, sentence or part thereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining articles, sections, subsections, clauses, sentences or parts thereof of this Ordinance. It is hereby declared to be the intent of the Board of Commissioners that this Ordinance would have been adopted if such illegal, invalid or unconstitutional article, section, subsection, clause, sentence or part thereof had not been included herein.

SECTION 17. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 18. Effective Date. This Ordinance shall become effective upon enactment as by law provided.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2018.

ATTEST:

**CALN TOWNSHIP
BOARD OF COMMISSIONERS**

Kristen Denne, Secretary

Jennifer Breton, President

George Chambers, Vice-President

Joshua B. Young, Member

John Contento, Member

Lorraine Tindaro, Member

EXHIBIT "A"
Zoning Map Changes

Cain Township Exhibit A - Zoning Map Changes

Prepared October 22, 2018

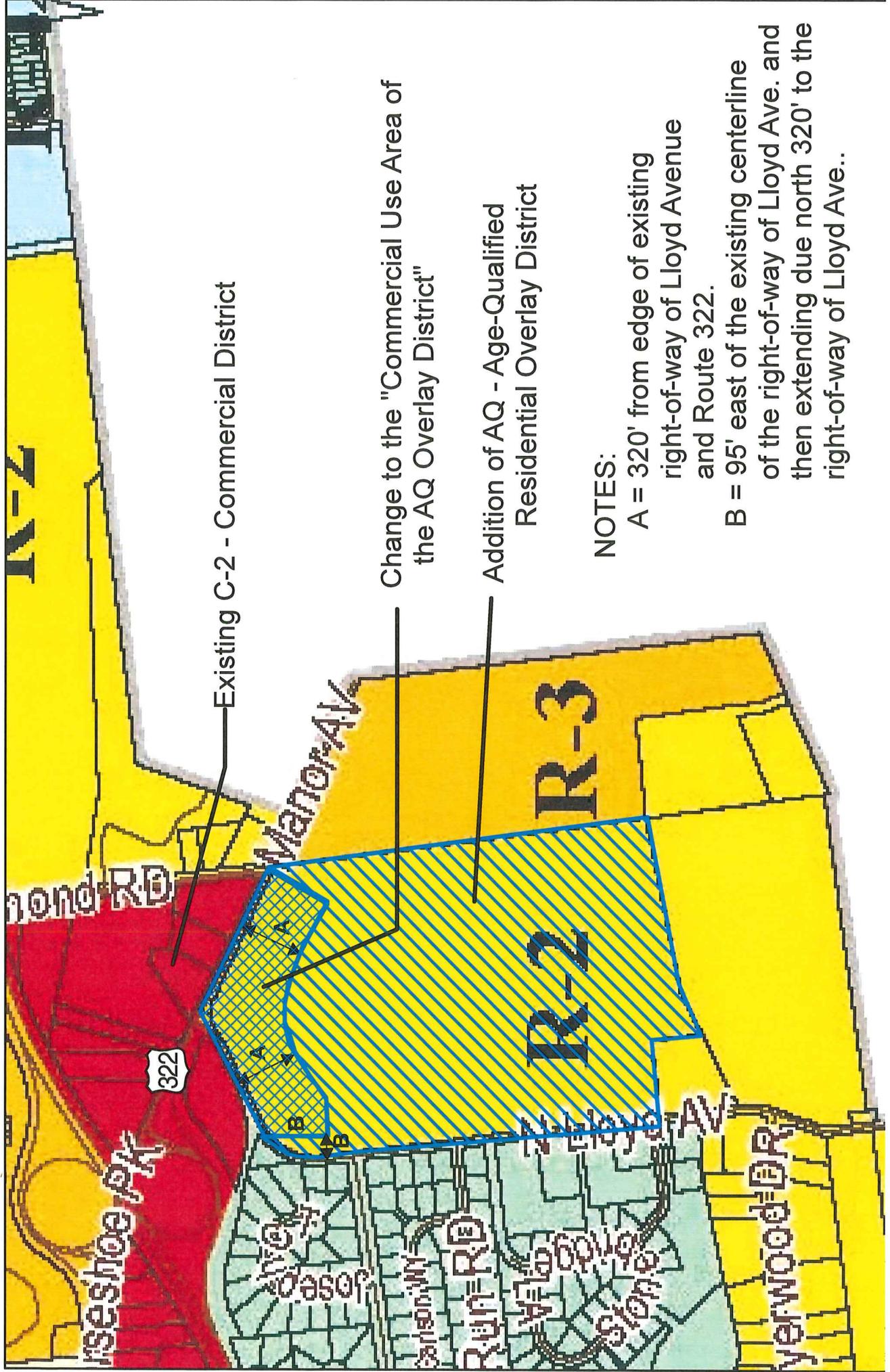


EXHIBIT "B"

Matrix Chart 14

ZONING

155 Attachment 14

Township of Caln

Matrix Chart 14

Use	Procedural Requirement	Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirement (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
				Front ¹	Side (each)	Rear		Building	Lot
Municipal use	By right	Variable	150	40	10	20	35	40%	70%
Retail business establishment 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Business and professional office 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Medical/dental clinic 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Restaurant 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Personal service establishment 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Banks/financial institution 7,500 square feet or less	By right	30,000 square feet	150	40	10	20	35	40%	70%
Child day-care center	Conditional use	2 acres	150	50	30	50	35	30%	50%
Veterinary hospital or animal clinic	Conditional use	50,000 square feet	200	40	20	40	35	40%	60%
Educational use	Conditional use	3 acres	250	60	25	50	50	25%	50%
Retail business establishment between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Business and professional office between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Medical/dental clinic between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Restaurant between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%

Refer to § 155-94 for additional requirements

155 Attachment 14:1

Use	Procedural Requirement	Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirement (feet)			Maximum Height (feet)	Maximum Coverage (percentage)	
				Front ¹	Side (each)	Rear		Building	Lot
Personal service establishment between 7,500 square feet and 30,000 square feet	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Banks/financial institution between 7,500 square feet and 30,000 square	Conditional use	30,000 square feet	150	40	10	20	35	40%	60%
Mini mall	Conditional use	5 acres	300	100	50	100	35	40%	70%
Adult training or adult day-care use	Special exception	1 acre	150	40	20	50	35	40%	60%

¹In locations where there is no vehicle parking between a principal building and the street right-of-way line, the minimum front yard setback shall be reduced to 20 feet.

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:33 PM
To: Abbey Swan
Subject: FW: Regal Builders

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Lou [mailto:Lou@RRHC.COM]
Sent: Tuesday, May 15, 2018 12:07 PM
To: Kristin Camp <kcamp@buckleyllp.com>; Kristen Denne <kdenne@calntownship.org>; Bryan Kulakowsky <bkulakowsky@cedarvilleeng.com>
Cc: Ray Stackhouse <rstackhouse@calntownship.org>; Gina Gerber <ginag@RRHC.COM>; Charlie Schmehl, URDC <cschmehl@urdc.com>; Harry Miller (hmill@regalbuilders.net) <hmill@regalbuilders.net>; Kathleen <Kathleen@RRHC.COM>; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>; 'Art Sagnor' (Asagnor@lcsllaw.com) <Asagnor@lcsllaw.com>; Hammond, Matt <mhammond@trafficpd.com>
Subject: RE: Regal Builders

Thanks Kristin.



717 Constitution Drive
Post Office Box 1265
Exton, PA 19341

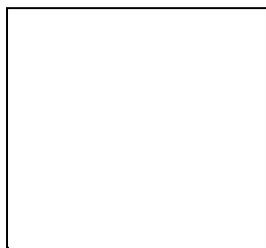
LOUIS J. COLAGRECO, JR.
610.458.4400 Tel
610.458.4441 Fax
lou@rrhc.com

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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Tuesday, May 15, 2018 12:06 PM
To: Lou; kdenne@calntownship.org; Bryan Kulakowsky
Cc: rstackhouse@calntownship.org; Gina Gerber; cschmehl@urdc.com; Harry Miller (hmill@regalbuilders.net); Kathleen; Justin Olear (jolear@regalbuilders.net); 'Art Sagnor' (Asagnor@lclslaw.com); Hammond, Matt
Subject: RE: Regal Builders

Hi Lou. Looking forward to working with you on this project. Kristen Denne is out of town this week and I will be out of town next week. I would be available to meet Tuesday, May 29 at the Township. Township staff typically meets on Tuesday to discuss development projects. Let me see if Kristen and Ray can schedule that.



Kristin S. Camp, ESQUIRE
BUCKLEY BRION McGUIRE & MORRIS LLP
118 W. Market Street, Suite 300
West Chester, PA 19382-2928
D: 484.887.7530 | M: 610.436.4400 Ext.1050
F: 610.436.8305
www.buckleyllp.com

From: Lou [<mailto:Lou@RRHC.COM>]
Sent: Tuesday, May 15, 2018 12:00 PM
To: kdenne@calntownship.org
Cc: Kristin Camp <kcamp@buckleyllp.com>; rstackhouse@calntownship.org; Gina Gerber <ginag@RRHC.COM>; cschmehl@urdc.com; Harry Miller (hmill@regalbuilders.net) <hmill@regalbuilders.net>; Kathleen <Kathleen@RRHC.COM>; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>; 'Art Sagnor' (Asagnor@lclslaw.com) <Asagnor@lclslaw.com>; Hammond, Matt <mhammond@trafficpd.com>
Subject: Regal Builders

Good morning Kristin. I hope all is well.

I represent Regal Builders regarding the potential development of the former Archdiocese property on Route 322 (Property). Earlier this year, my client appeared briefly before the Commissioners to present his proposal for age restricted housing and commercial development on the Property. Since that time,

we have been fine tuning plans for the proposed development. We are now ready to move forward with the zoning text/map amendment which would facilitate that development.

We would appreciate the opportunity to discuss this with staff before we officially file. To that end, I have attached our draft text and map amendment as well as a sketch plan depicting potential future development of the Property. I figured that whoever you invite to the mtg. from the municipal end would appreciate an opportunity to review the materials in advance.

If you could arrange some available dates on your end, I will coordinate on ours.

Thank you for your consideration and I look forward to working with Caln on this exciting development opportunity. Lou



717 Constitution Drive
Post Office Box 1265
Exton, PA 19341

LOUIS J. COLAGRECO, JR.
610.458.4400 Tel
610.458.4441 Fax
lou@rrhc.com

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From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:32 PM
To: Abbey Swan
Subject: FW: Regal

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Lou [mailto:Lou@RRHC.COM]
Sent: Thursday, June 28, 2018 8:06 PM
To: Kristin Camp <kcamp@buckleyllp.com>
Cc: Kristen Denne <kdenne@calntownship.org>; Ray Stackhouse <rstackhouse@calntownship.org>
Subject: Re: Regal

I think Kristen is good for 1130 based on an email she sent

On Jun 28, 2018, at 5:13 PM, Kristin Camp <kcamp@buckleyllp.com> wrote:

I don't think so. Kristen already has another meeting set up later in the morning.



Kristin S. Camp, ESQUIRE
BUCKLEY BRION MCGUIRE & MORRIS LLP
118 W. Market Street, Suite 300
West Chester, PA 19382-2928
D: 484.887.7530 | M: 610.436.4400 Ext.1050
F: 610.436.8305
www.buckleyllp.com

From: Lou <Lou@RRHC.COM>
Sent: Thursday, June 28, 2018 5:02 PM
To: Kristin Camp <kcamp@buckleyllp.com>

Cc: kdenne@calntownship.org; rstackhouse@calntownship.org
Subject: RE: Regal

Could we do 11AM?

<image001.jpg>

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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Thursday, June 28, 2018 5:00 PM
To: Lou
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org
Subject: RE: Regal

July 10th at 9:30 am?

Kristin S. Camp, ESQUIRE
BUCKLEY BRION McGUIRE & MORRIS LLP

118 W. Market Street, Suite 300
West Chester, PA 19382-2928
D: 484.887.7530 | M: 610.436.4400 Ext.1050
F: 610.436.8305
www.buckleyllp.com

<image002.jpg>

From: Lou <Lou@RRHC.COM>
Sent: Thursday, June 28, 2018 3:45 PM
To: Kristin Camp <kcamp@buckleyllp.com>
Cc: kdenne@calntownship.org; rstackhouse@calntownship.org; Justin Olear (jolear@regalbuilders.net) <jolear@regalbuilders.net>; Harry Miller (hmill@regalbuilders.net) <hmill@regalbuilders.net>; cschmehl@urdc.com; Gina Gerber <ginag@RRHC.COM>; Kathleen <Kathleen@RRHC.COM>; Ally Driscoll <ally@RRHC.COM>
Subject: FW:

Good afternoon Kristin

When we met a couple of weeks ago to discuss the proposed zoning amendment for the former Archdiocese property, a number of changes to the draft ordinance were suggested. We have made those changes and a few others. See attached. I didn't blackline against the last draft since it was too confusing to follow. Anyway, we'd like to reconvene with the same group that met previously to discuss after you and the Township staff/ consultants have had the chance to review.

Scheduling anything for next week is proving very difficult, but we could be available the week of 7/9. If you can get me Twp. availabilities, I will coordinate on our end.

In the meantime, if you have any questions that you and I might be able to address by phone, please don't hesitate to call. Lou

<image001.jpg>

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From: Ally Driscoll
Sent: Thursday, June 28, 2018 2:58 PM
To: Lou
Subject:

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:33 PM
To: Abbey Swan
Subject: FW: Regal Builders

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Kathleen [mailto:Kathleen@RRHC.COM]
Sent: Tuesday, May 22, 2018 9:47 AM
To: Kristin Camp <kcamp@buckleyllp.com>; Kristen Denne <kdenne@calntownship.org>; Ray Stackhouse <rstackhouse@calntownship.org>; bkulakowsky@cedarvilleeng.com
Cc: Lou <Lou@RRHC.COM>
Subject: RE: Regal Builders

Ms. Denne:

I am following up on my email of last week regarding the scheduling of a meeting to discuss the above matter. Please advise if you are available for a meeting on June 5 at 11AM at the Township building. Thank you.

Kathy

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
P.O. Box 1265
Exton, PA 19341
(610) 458-4400 Ext. 206
(610) 458-4441 (Fax)

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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Friday, May 18, 2018 12:25 PM
To: Kathleen; kdenne@calntownship.org; rstackhouse@calntownship.org; bkulakowsky@cedarvilleeng.com
Cc: Lou
Subject: RE: Regal Builders

Kristen is away until next week so let's see what she says.



Kristin S. Camp, ESQUIRE
BUCKLEY BRION MCGUIRE & MORRIS LLP
118 W. Market Street, Suite 300
West Chester, PA 19382-2928
D: 484.887.7530 | M: 610.436.4400 Ext.1050
F: 610.436.8305
www.buckleyllp.com

From: Kathleen [<mailto:Kathleen@RRHC.COM>]
Sent: Friday, May 18, 2018 12:18 PM
To: Kristin Camp <kcamp@buckleyllp.com>; kdenne@calntownship.org; rstackhouse@calntownship.org; bkulakowsky@cedarvilleeng.com
Cc: Lou <Lou@RRHC.COM>
Subject: FW: Regal Builders

All:

We are available to meet on June 5 at 11AM. Please advise if that time works for you and I will send a calendar invitation. Thank you.

Kathy

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
P.O. Box 1265

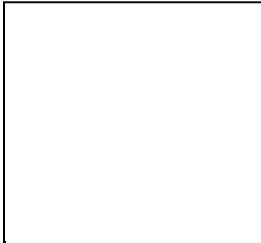
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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Friday, May 18, 2018 10:25 AM
To: Lou
Cc: Kristen Denne; Ray Stackhouse; Bryan Kulakowsky
Subject: Regal Builders

Lou: getting back to you on scheduling a meeting with your client. Ray asked if we can push this meeting back to the week of June 4. Are you and your client available on June 5?



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F: 610.436.8305
www.buckleyllp.com

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:36 PM
To: Abbey Swan
Subject: FW: 5030 Horseshoe Demo

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Ray Stackhouse
Sent: Friday, March 1, 2019 11:17 AM
To: 'Justin Olear' <jolear@regalbuilders.net>
Subject: RE: 5030 Horseshoe Demo

Thank you for the open communication.

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Justin Olear [<mailto:jolear@regalbuilders.net>]
Sent: Friday, March 1, 2019 10:48 AM
To: Ray Stackhouse <rstackhouse@calntownship.org>
Subject: RE: 5030 Horseshoe Demo

Thank you, Ray-

I was actually going to call you today, I'm glad you reached out.

We will certainly keep the driveway open during the demo. We will also be notifying the Township 48HRS in advance as per the permit instructions.

We are concerned about safety on the site. The neighbors have broken down the door and pushed the frame in twice and used bolt cutters to get into the house. You can see photos and videos online.

We put fencing up around the house for safety purposes.

Should you need anything from us- please don't hesitate to call.

My cell- 610-324-1918

Appreciate all of your help!

Justin Olear
Vice President
Construction & Operations
Regal Builders, LLC
Project- The Village of Noble's Pond
302-678-3800, ext-2013

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From: Ray Stackhouse <rstackhouse@calntownship.org>
Sent: Friday, March 1, 2019 10:19 AM
To: Justin Olear <jolear@regalbuilders.net>
Subject: 5030 Horseshoe Demo
Importance: High

I wanted to assure that when you begin demo you remove the obstruction to the access drive from 322 to assure that EMS can get to the site should any injuries occur, and we can monitor the work.

Thank you

Raymond Stackhouse, BCO
Director

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253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org



From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:33 PM
To: Abbey Swan
Subject: FW: Regal Builders

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org

-----Original Message-----

From: Kathleen [<mailto:Kathleen@RRHC.COM>]
Sent: Tuesday, May 22, 2018 11:33 AM
To: Kristen Denne <kdenne@calntownship.org>; Kristin Camp <kcamp@buckleyllp.com>; Ray Stackhouse <rstackhouse@calntownship.org>; bkulakowsky@cedarvilleeng.com
Cc: Lou <Lou@RRHC.COM>
Subject: RE: Regal Builders

We are confirmed for June 5 at 11AM at the Township building. Thank you.

Kathy

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
P.O. Box 1265
Exton, PA 19341
(610) 458-4400 Ext. 206
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-----Original Message-----

From: Kristen Denne [<mailto:kdenne@calntownship.org>]
Sent: Tuesday, May 22, 2018 10:53 AM

To: Kathleen; Kristin Camp; Ray Stackhouse; bkulakowsky@cedarvilleeng.com
Cc: Lou
Subject: Re: Regal Builders

Kathy

I have this on my schedule for June 5 at 11 am Let me know if this date still works for Lou

Thanks
Kristen

From: Kathleen <Kathleen@RRHC.COM>
Date: Tuesday, May 22, 2018 at 9:47 AM
To: Kristin Camp <kcamp@buckleyllp.com>, Kristen Denne <kdenne@calntownship.org>, Ray Stackhouse <rstackhouse@calntownship.org>, Bryan Kulakowsky <bkulakowsky@cedarvilleeng.com>
Cc: Lou <Lou@RRHC.COM>
Subject: RE: Regal Builders

Ms. Denne:

I am following up on my email of last week regarding the scheduling of a meeting to discuss the above matter. Please advise if you are available for a meeting on June 5 at 11AM at the Township building. Thank you.

Kathy

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]
Sent: Friday, May 18, 2018 12:25 PM
To: Kathleen; kdenne@calntownship.org; rstackhouse@calntownship.org; bkulakowsky@cedarvilleeng.com
Cc: Lou
Subject: RE: Regal Builders

Kristen is away until next week so let's see what she says.

[http://www.buckleyllp.com/wp-content/uploads/2017/08/signature_Logo_sm.png]

Kristin S. Camp, ESQUIRE

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Cc: Lou <Lou@RRHC.COM>

Subject: FW: Regal Builders

All:

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Kathy

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From: Kristin Camp [<mailto:kcamp@buckleyllp.com>]

Sent: Friday, May 18, 2018 10:25 AM

To: Lou

Cc: Kristen Denne; Ray Stackhouse; Bryan Kulakowsky

Subject: Regal Builders

Lou: getting back to you on scheduling a meeting with your client. Ray asked if we can push this meeting back to the week of June 4. Are you and your client available on June 5?

[Image removed by sender. http://www.buckleyllp.com/wp-content/uploads/2017/08/signature_Logo_sm.png]

Kristin S. Camp, ESQUIRE

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F: 610.436.8305

www.buckleyllp.com<<http://www.buckleyllp.com>>

From: Ray Stackhouse
Sent: Wednesday, March 13, 2019 2:34 PM
To: Abbey Swan
Subject: FW: Wild Meadows, LLC - 5030 Horseshoe Pike

Raymond Stackhouse, BCO
Director

DEPT. OF BLDG & LIFE SAFETY
253 Municipal Drive
Thorndale, PA 19372
610.384.0600 x 157
rstackhouse@calntownship.org

-----Original Message-----

From: Lou [<mailto:Lou@RRHC.COM>]
Sent: Friday, October 26, 2018 3:36 PM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Kristin Camp <kcamp@buckleyllp.com>; Ray Stackhouse <rstackhouse@calntownship.org>;
bkulakowsky@cedarvilleeng.com; Harry Miller <hmiller@regalbuilders.net>; Justin Olear
(jolear@regalbuilders.net) <jolear@regalbuilders.net>; Charlie Schmehl (cschmekl@urdc.com)
<cschmekl@urdc.com>; Hammond, Matt <mhammond@trafficpd.com>; Alyson Zarro <Alyson@RRHC.COM>
Subject: RE: Wild Meadows, LLC - 5030 Horseshoe Pike

Thanks Kristen.

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-----Original Message-----

From: Kristen Denne [<mailto:kdenne@calntownship.org>]
Sent: Friday, October 26, 2018 3:03 PM
To: Lou
Cc: Kristin Camp; Ray Stackhouse; bkulakowsky@cedarvilleeng.com; Harry Miller; Justin Olear
(jolear@regalbuilders.net); Charlie Schmehl (cschmekl@urdc.com); Hammond, Matt; Alyson Zarro
Subject: Re: Wild Meadows, LLC - 5030 Horseshoe Pike

Lou,

I spoke with our legal counsel, Kristin Camp, this morning. We will be forwarding this issue to the County and

Township Planning Commission for comments.

Thanks
KLD

From: Kathleen <Kathleen@RRHC.COM> on behalf of Lou <Lou@RRHC.COM>
Date: Friday, October 26, 2018 at 12:38 PM
To: Kristen Denne <kdenne@calntownship.org>
Cc: Kristin Camp <kcamp@buckleyllp.com>, Ray Stackhouse <rstackhouse@calntownship.org>, "bkulakowsky@cedarvilleeng.com" <bkulakowsky@cedarvilleeng.com>, Harry Miller <hmiller@regalbuilders.net>, "Justin Olear (jolear@regalbuilders.net)" <jolear@regalbuilders.net>, "Charlie Schmehl (cschmekl@urdc.com)" <cschmekl@urdc.com>, "Hammond, Matt" <mhammond@trafficpd.com>, Alyson Zarro <Alyson@RRHC.COM>, Lou <Lou@RRHC.COM>
Subject: Wild Meadows, LLC - 5030 Horseshoe Pike

Kristen:

Please see the attached correspondence from Lou Colagreco regarding the above matter. If you have any questions, please contact Lou directly. Thank you.

Kathleen Hopta
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
P.O. Box 1265
Exton, PA 19341
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