

2020-16

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RTKO



### 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 (Attn: AORO)

Date of Request: March 5, 2020 Submitted via:  Email  U.S. Mail  Fax  In Person

**PERSON MAKING REQUEST:**

Name: Cheryl C. Spaulding Company (if applicable): \_\_\_\_\_

Mailing Address: 406 Lloyd Avenue

City: Downingtown State: PA Zip: 19335 Email: ccspaulding@verizon.net

Telephone: 610-304-4010 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.*

1) A copy of the Proposed Amended Overlay Zoning Ordinance submitted for consideration by the Present Board

of commissioners. Wild Meadows

2) A copy of the letter/email or correspondence transmitting this document to the township for consideration.

**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)

*Sent web address - update on Wild Meadows*

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)  \$\_\_\_\_\_.

**ITEMS BELOW THIS LINE FOR AGENCY USE ONLY**

Tracking: \_\_\_\_\_ Date Received: 3/5/20 Response Due (5 bus. days): 3/12/20

30-Day Ext.?  Yes  No (If Yes, Final Due Date: \_\_\_\_\_) Actual Response Date: 3/11/20

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.

NOTE: In most cases, a completed RTKL request form is a public record.  
More information about the RTKL is available at <https://www.openrecords.pa.gov>

Form updated Nov. 27, 2018

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



RILEY RIPER HOLLIN & COLAGRECO  
ATTORNEYS AT LAW

June 20, 2019

**via Hand Delivery**

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:

On September 4, 2018, this firm on behalf of our client, Wild Meadows, LLC (“Applicant”), the owner of approximately 61.168 acres located at the intersection of North Lloyd Avenue and Route 322 and known as 5030 Horseshoe Pike in Caln Township (“Property”) filed a request to amend the Zoning Ordinance and Map of Caln Township to accommodate an aged qualified residential development.

Subsequently, October 26, 2018, we filed an updated draft of the proposed zoning ordinance text and map amendment.

We have now further amended our proposal and accordingly, I am enclosing for consideration, a copy of a new proposed draft text and map amendment. I am not resubmitting certain of the materials originally submitted with the September 4, 2018 application since they have not changed. I am, however, submitting under cover of this correspondence the following:

1. Ten (10) copies of the proposed Zoning Ordinance Text and Map Amendment;
2. Ten (10) copies of the Sketch Plan showing the proposed residential development which could be developed pursuant to the proposed Zoning Ordinance Text Amendment;
3. Ten (10) copies of the Transportation Impact Assessment prepared by Traffic Planning & Design dated April 19, 2018, last revised June 11, 2019;
4. Ten (10) copies of the Chester County Act 247 Referral; and
5. A thumb drive containing electronic copies of all documents referenced in this Application.

We have previously remitted a check in the amount of \$2,000.00 for the Application filing fee.

Significantly, the proposed text amendment deletes apartments as a permitted use in the new zoning district. The proposed townhouses and single-family dwellings, as well as commercial uses have a maximum building height of 35’ consistent with other residential and commercial height

Kristen Denne  
Caln Township  
June 20, 2019  
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limitations in the Township. Accordingly, both the density and building height we are now proposing are significantly less than what was originally proposed.

Moreover, as the enclosed plan indicates, access to Lloyd Avenue has been eliminated.

As pertains to the approximately 7.5 acres of property fronting on Manor Avenue, we are not proposing commercial development for this acreage at this time. However, we have retained the language set forth in the last draft regarding a restriction on the size of buildings ultimately permitted in this commercial area, if it is ever developed for commercial use. Any proposed development sketch of the commercial area would be speculative at this time. Please note, however, that the enclosed Traffic Study does assume development of approximately 20,000 square feet of commercial on the 7.5 acres.

I understand that pursuant to the requirements of the Pennsylvania Municipalities Planning Code, this matter will be referred to both the County and Township Planning Commissions for review before the Board of Commissioners holds the requisite public hearing on the proposed amendments.

It is also my understanding that the Township handles all applicable notice requirements. If this is not the case, please let me know at your earliest convenience. Please also advise as to the date of the Planning Commission meeting when this matter will be considered by the Township Planning Commission.

As always, if you have any questions or comments regarding this filing, please do not hesitate to call.

Very truly yours,



LOUIS J. COLAGRECO, JR.

LJC, Jr./kch  
Enclosures

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)