



CALN TOWNSHIP PLANNING COMMISSION MEETING April 16, 2019

The Planning Commission held their regular meeting on Tuesday, April 16, 2019 in the Caln Township Municipal Building.

6:30 Work Session was held – Bryan Kulakowsky, PE, ARRO Consulting Inc. gave the Commission a general overview of the Project up for discussion: CCIU Horticulture Building project.

- Applicant is requesting two (2) technical waivers from the Stormwater Management Ordinance.
- Review letters were issued by ARRO Consulting, Inc, Gilmore and Associates, and the Chester County Planning Commission were discussed.

The regular Commission meeting was called to order at 7:00 P.M. by the Chairman, Ken Simon.

Roll Call – In attendance for the Planning Commission were Ken Simon, Jim Benko, John Robinson, John Caporale and John Thomas.

Township Staff and Consultants in attendance were Pamela Henrichon, Planning Commission Secretary and Bryan Kulakowsky, PE, ARRO Consulting Inc (Township Engineer).

Public in attendance were Chris Jensen T & M Associates (Applicant's Engineer), Paul Thomas Director of Operations for CCIU, Steve Bardens the Project Architect for the CCIU Horticulture Building, Commissioner Lorraine Tindaro.

Approval of March meeting Minutes – Mr. Simon entertained a motion to approve the minutes. The motion was so moved by Mr. Robinson and seconded by Mr. Caporale. Poll: all ayes Motion, passed.

Communications – None.

Discussion Items:

CCIU Horticulture Building Preliminary/Final SALDO plan (Expires July 6, 2019)

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Representatives for CCIU gave a brief overview of the overall project. They are replacing an old dilapidated greenhouse and adding a detached garage and educational space. The project will support special needs students by providing training and opportunities for employment.

The Applicant is requesting two (2) technical waivers:

SWMO Section 135-311.c requires storm drainpipes maintain a 1% minimum slope, minimum pipe diameter of 18" and pipe cover of 19". The yard inlets are proposed at 0.5% slope, with 12" diameter pipes. The existing 36" pipe does not meet the 1% minimum slope, and there are certain locations where the 18" of cover cannot be met. There are existing pipe slope and grade challenges preventing the new system to be installed in accordance with the required slope and cover requirements. The 12" pipes are specified in a yard area intercepting minimal drainage areas.

SWMO Section 135-311 E. requires storm drainpipes maintain a 2" drop across the structures. There are existing pipe slope and grade challenges preventing the new inlet at the junction of the 36" pipe replacement to have a 2" drop installed.

The Chester County Planning Commission review letter was discussed with the Applicant and the Applicant's Engineer. The Commissioners discussed the CCPC recommendation for offering additional right-of-way for Lincoln Highway along the property frontage for dedication to allow for future road widening. The Applicant did not feel this request was warranted as the project is located a substantial distance from Lincoln Highway. The Commissioners also discussed the recommendation for the CCIU to install sidewalks and pedestrian walkways to connect the new horticulture building with the existing sidewalks in the school campus. The Applicant discussed the basis of the program were all students in the program are brought to the center by van. No students will be allowed to walk to the facility. The Commissioners agreed with the Applicant that they did not need to offer additional right-of-way along Lincoln Highway or provide additional sidewalks.

The Applicant and Applicant's Engineer agreed to comply with all comments contained in the April 5, 2019 Gilmore & Associates review letter and the April 9, 2019 ARRO Consulting review letter.

Mr. Simon requested a motion for recommendation of Preliminary/Final Approval with a positive recommendation for the two (2) requested waivers to the Board of Commissioners. The motion was made by Mr. Robinson and seconded by Mr. Benko. Poll: All in favor. Motion passed.

Mr. Simon brought up the Commission's Adopt-A-Highway clean up. The Commission likes to coordinate this with Caln Pride Day and Community Clean-Up which is scheduled for Saturday, April 27, 2019 at 8:00am. Mr. Simon, Mr. Caporale, Mr. Benko and Mr. Robinson will all be in attendance.

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Mr. Caporale discussed the Beaver Creek Beaver Trail Project Committee meeting he attended. The Committee is discussing how the trail will connect to the Township Building but there are many obstacles that will need to be addressed before this happens. There will be a scheduled public meeting in the next month or two.

Project approval timeclock expirations:

Villages at Hillview (07/31/2019)

Dwell at Caln PRD 2011 (10/31/2019)

Hills at Thorndale Woods Final LD 2015 – (07/31/2019)

15 Fox Ave Sketch (No Expiration)

1103 Foundry Street Sketch 2017 (No Expiration)

281 Norton Ave Benne Sketch 2017 (No expiration)

Adjournment – With no further business, Mr. Simon entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:36 P.M.

To the best of my knowledge, this summarizes the minutes of the April 16, 2019 Planning Commission meeting.

Respectfully submitted,
Pamela Henrichon
Planning Secretary

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