

Caln Township Board of Commissioners  
253 Municipal Drive Thorndale, PA 19372  
July 25, 2019 Minutes  
7:30 PM

Commissioner Breton noted an Executive Session held prior to the July 11, 2019 Board meeting, regarding legal and personnel matters.

Call to Order and Salute to the Flag

**Attendance** – Jennifer Breton-President, George Chambers-Vice President, Joshua Young-Commissioner, Lorraine Tindaro-Commissioner, Kristen Denne-Township Manager/Secretary, Chuck Kramer-Commissioner, Chuck Wilson-Township Treasurer (Absent), Kristin Camp-Township Solicitor (Absent), Bryan Kulakowsky-Township Engineer, Tom Oeste-Solicitor, and Denise Miller-Assistant Township Secretary.

Commissioner Breton asked for those who would like to speak to approach the podium and state your name and address each time you speak. She also noted that “Citizens to Be Heard” is for agenda items.

**Citizens to Be Heard**

Commissioner Breton called for Citizens to be heard. There were none.

**Township Solicitor – Mr. Oeste**

Consideration to Authorize the Advertisement of an Ordinance for the Wireless Communication Facility, and Authorization to send it to the Chester County Planning Commission – For Board consideration, Mr. Oeste offered an Ordinance for the Wireless Communication Facility, and requested authorization to submit it to the Chester County Planning Commission.

**Commissioner Breton entertained a motion to authorize the advertisement of an ordinance for the Wireless Communication Facility, and authorization to send it to the Chester County Planning Commission. Moved by Commissioner Tindaro and seconded by Commissioner Chambers. Commissioner Kramer asked if these are for a specific cell tower and not the 5G ordinance. Mr. Oeste noted that some are for distributed antenna systems in the Right of Way, and those eventually will be made 5G. Vote passed 5-0.**

Consideration to Authorize the Advertisement of an Ordinance for the Text Amendment for the Mini-Warehouse Storage Use, and Authorization to send it the Chester County Planning Commission – For Board consideration, Mr. Oeste offered an ordinance for the text amendment for the Mini-Warehouse Storage Use, and requested authorization to submit it to the Chester County Planning Commission. Mr. Oeste noted this would allow by Conditional Use in the C-1 Highway Commercial District, mini-warehouse and storage uses. He also noted that the Township currently allows this in other Zoning Districts with regulations which apply to those uses, and they would also apply to this use in the C-1 District.

**Commissioner Breton entertained a motion to advertise an ordinance for the text amendment for the Mini-Warehouse Storage Use, and authorization to send it to the Chester County Planning Commission. Moved by Commissioner Chambers, and seconded by Commissioner Tindaro. Commissioner Young noted that at the last meeting he stated he was not in favor of this ordinance, and would like the Board to decline this ordinance. Vote passed 4-1.**

### **Engineer – Mr. Kulakowsky**

Planning Commission Update – Mr. Kulakowsky gave a brief update of the July Planning Commission meeting.

2131 Lincoln Highway – Mr. Kulakowsky noted that the Planning Commission Members recommended to support the text amendment for Article IV, Chapter 155, Section 155-27 C. to include Self-storage facilities, subject to 155-84 of the Code.

15 Fox Avenue - Mr. Kulakowsky noted six units in one building and eight units in the other. He also noted that the Planning Commission Members are in favor of the following six variance requests:

- 1) Variance to allow for multifamily townhouse on less than 25 contiguous acres
- 2) Variance to allow for density of 13.4 units per acre
- 3) Variance to allow for minimum townhouse width of 16 feet
- 4) Variance to allow for building separation of 45 feet
- 5) Variance to allow for minimum setback of 25 feet from property lines
- 6) Variance to allow for minimum open space area less than 50 feet wide on less than 1 acre

The Board had concerns with the parking, density, and if this is a viable project.

Commissioner Young asked if the Board could enter as a party and take a position at a later time. Board consensus was to enter as a party to the hearing.

Mr. Fragale noted that they currently have trouble snow plowing at this property.

Mark DeYoung of 20 Beaver Run Road opposed the requested variances. Ms. Denne recommended that if you oppose these variances you can attend the August 1 Zoning Hearing.

Mr. Kulakowsky noted the Wireless Ordinance and the Christian Faith Fellowship Land Develop Plan were also discussed, at the meeting.

Mr. Kulakowsky noted that the August 20 meeting will be held at the Thorndale Fire Hall at 7:00 PM.

### **Township Manager – Kristen Denne**

Ms. Denne noted that in the bill list there is a check for payment #1 for \$28,140, payable to Veterans Construction for the Fisherville Bridge.

Ms. Denne noted a Twinning meeting on Monday July 29, 2019 for those interested in joining or hosting our Twins from England in February of 2020.

Ms. Denne noted that Abbey Swan is looking for Community Day Sponsors.

### **Ordinances and Resolutions for Consideration**

Resolution 2019-20 A Resolution that Authorizes the Appropriation of Funds from the General Fund Balance to Supplement the Costs of the 2019 Road Program – **Commissioner Breton entertained a motion to adopt Resolution 2019-20 A Resolution that authorizes the appropriation of Funds from the general fund balance to supplement the costs of the 2019 Road Program. Moved by Commissioner Kramer and seconded by Commissioner Tindaro. Commissioner Young asked the amount of the transfer. Ms. Denne noted \$300,000. Vote passed 5-0.**

### **Directors Reports**

Police Department-Chief Elias – Chief Elias noted a few highlights from his June 2019 report, which was previously provided to the Board. He also noted that United Sports is having their 20<sup>th</sup> Anniversary on August

14 from 6:00 PM to 10:00 PM. They will have extra Officers assigned that evening. Commissioner Young noted if they could override the traffic lights.

Director of Buildings and Life Safety-Mr. Stackhouse – Mr. Stackhouse noted a few highlights from his June 2019 report, which was previously provided to the Board. He also noted that several commercial properties along Lincoln Highway, which have been vacant for a while, are now starting to get tenants. Commissioner Kramer noted there were 50 vacant properties, and there are now 34. Commissioner Young asked the status of the sign ordinance. Ms. Denne noted that Ms. Camp will present it to the Board when she returns.

Director of Public Works-Mr. Fragale – Mr. Fragale noted a few highlights from his June 2019 report, which was previously provided to the Board. Commissioner Young noted that someone on Facebook mentioned a 4 foot long pothole on Reed Street. Mr. Fragale noted that he called the water company to see if they would take care of it, and he will look at it tomorrow to see if they need to do anything. Commissioner Young directed Mr. Fragale to advise Ms. Swan so she can respond to the person who reported it on Facebook. Commissioner Young would like something done with the two pavilions that are on asphalt, north of the sand pit.

Thorndale Fire Department-Chief Donnachie – Chief Donnachie noted that he can answer questions regarding his June 2019 report, which was previously provided to the Board.

Ingleside Golf – Mr. Ward noted a few highlights from his June 2019 report, which was previously provided to the Board.

#### **Finance Department Report-Mr. Wilson**

Finance Monthly Report – Mr. Wilson was absent therefore no report was given however; his report was previously provided to the Board.

Bill List for Approval – General Checks 43585 through 43658 – **Commissioner Breton entertained a motion to approve general checks 43585 to 43658. Moved by Commissioner Kramer and seconded by Commissioner Chambers. Vote passed 5-0.**

#### **Minutes to Approve/Acknowledge**

July 11, 2019 Board of Commissioners Minutes – **Commissioner Breton entertained a motion to approve the July 11, 2019 Board of Commissioners minutes. Moved by Commissioner Kramer and seconded by Commissioner Chambers. Vote passed 5-0.**

June 18, 2019 Planning Commission Minutes – Commissioner Breton acknowledged the June 18, 2019 Planning Commission Minutes.

#### **Additional Business**

Commissioner Kramer noted that he sent a second email to Superintendent Taschner and the Finance Director, from the Coatesville Area School District, requesting a meeting regarding LERTA. He noted that he has had no response, and will send a third request tomorrow.

Commissioner Kramer noted that he met with Haverford Systems regarding updating the meeting room amplifier and sound system for a cost of \$11,000. He also noted that the existing system could be tried at the next township meeting.

Commissioner Chambers noted resident David Stewart requested a waiver on his trash and sewer bill at the last meeting. The Municipal Authority waived their portion of \$6.30 and the trash portion is \$4.20 which needs to be waived by the Board of Commissioners.

**Commissioner Young made a motion, seconded by Commissioner Chambers, to waive \$4.20 penalty for David Stewart. Vote passed 5-0.**

Commissioner Chambers noted that in the process of working on the Municipal Authority pump station, the Contractor noted that he could dig under the twenty two willow trees on G.O. Carlson however; he does not want to be liable if they die. Do we remove them or just the damaged ones? Board consensus was to get the Tree Doctor's recommendation.

**Public Comments**

Commissioner Breton called for public comments to be heard. There were none.

**Adjournment**

**Commissioner Breton entertained a motion to adjourn the July 27, 2019 meeting at 8:20 PM. Moved by Commissioner Kramer and seconded by Commissioner Chambers. Vote passed 5-0.**

Respectfully Submitted by,

Denise Miller  
Assistant Township Secretary