

Caln Township Board of Commissioners  
253 Municipal Drive Thorndale, PA 19372  
September 26, 2019  
7:30 PM

Call to Order and Pledge of Allegiance

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

**Citizens to Be Heard**

Muriel Kenny Downingtown Senior Center – Not present.

Thomas Walker 12 Fox Avenue – Mr. Walker noted that he has concerns with upheaval and depressions throughout Fox Avenue, Quarry Street, and 15 Fox Avenue. He also noted that he and his neighbors have five of the nine significant factors for sink holes. Ms. Denne noted that the Township Engineer Bryan Kulakowsky and Township Public Works Director Mike Fragale have been to the area and will give a report on their observations at the November 10 board meeting.

Joe Reich of 400 Lloyd Avenue – Mr. Reich asked for an update on the traffic light at Lloyd Bridge. Commissioner Breton and Ms. Denne noted that the Township is waiting to hear from Penn Dot. Ms. Denne also noted that the Engineers have been preparing the specs that PennDot needs however, they cannot proceed until they hear from PennDot.

**Township Solicitor – Ms. Camp**

Motion to Authorize Revised Zoning Amendment for Wild Meadows to be sent to the County Planning Commission, and to Schedule a Public Hearing – Ms. Camp requested approval to send the revised zoning amendment to the County Planning Commission, and to schedule a public hearing. Camp noted that the Township Planning Commission has recommended to eliminate commercial uses out of the previously submitted amendment. They did not object to the residential component of it or the rezoning of the land to recreate this new overlay district.

Mr. Colagreco noted that he is here to request a public hearing.

Mark DeYoung of 20 Beaver Run Road asked Ms. Camp if the zoning, as written, complies with the same zoning for the rest of the township as far as stormwater runoff, sidewalks etc. Ms. Camp replied that stormwater has nothing to do with the zoning however, the stormwater ordinance would apply if they submit a plan that complies with the ordinance the way they drafted it and any other applicable provisions of the zoning ordinance. They would then file a subdivision and land development plan, and as part of that plan review they would also comply with the stormwater management ordinance. Further discussion was held on the number of houses per acre. Ms. Denne noted that a copy of the proposed ordinance is on the township website.

Cheryl Spaulding of 406 Lloyd Avenue – Ms. Spaulding noted that she read the proposed ordinance and has a few comments on it. She noted that the 20% open space is very low, the 50% building coverage is high, and the 70% impervious is extremely difficult to maintain. Commissioner Kramer asked the definition of a tract. Ms. Camp noted that a tract is the land to be developed, and in this case it is one parcel. Ms. Spaulding asked Mr. Colagreco if they are putting a sidewalk from Saint Martha's completely around to the Copeland

Run on the other side. Mr. Colagreco noted they are asking for fee in lieu of a sidewalk to do a trail system. Ms. Spaulding asked Mr. Colagreco the status on the farm house. He noted that the Township has extended their demolition permit and they are going to put the house on the market. Ms. Spaulding asked for a meeting with the public and Mr. Miller.

Mark Evans of 103 Ayerwood asked Ms. Camp to explain what the motion means. Ms. Camp noted that under state law, anytime a Municipality amends their zoning ordinance or subdivision land development ordinance they require the County Planning Commission to review that amendment thirty days prior to a public hearing. Mr. Evans commented on the windows and doors being taken off of the house. Mr. Colagreco noted that the Historic Consultant they hired strongly recommended to tear the house down, because he saw it as a liability.

**Commissioner Breton entertained a motion to authorize the revised zoning amendment for Wild Meadows to be sent to the County Planning Commission, and to schedule a public hearing. Moved by Commissioner Kramer and seconded by Commissioner Chambers. Vote passed 4-0.**

Public Hearing Stormwater Ordinance Amendment to Exempt "High Tunnels" – Ms. Camp noted that this hearing was advertised in the Daily Local Newspaper on September 19, 2019, and a copy was provided to them for public inspection.

Ordinance 2019-04 An Ordinance to Exempt Certain High Tunnel Facilities – **Commissioner Breton entertained a motion to adopt Ordinance 2019-04 to exempt certain high tunnel facilities. Moved by Commissioner Chambers and seconded by Commissioner Kramer. Thomas Walker asked the definition of high tunnels. Ms. Camp noted that they look like a green house, and it exempts them from stormwater if they meet the requirements. Vote passed 4-0.**

Extension Request of Preliminary Plan Review for Hillview Development – For Board consideration, Ms. Camp offered a request of preliminary plan review for Hillview Development, until the October 10, 2019 board meeting. Ms. Camp noted that the extension request is because there was not sufficient time between the township planning commission and tonight's meeting to draft a motion for Board consideration tonight. Thomas Walker and a resident of Hillview in Valley Township had comments on the motion.

**Commissioner Breton entertained a motion to grant the extension of the Preliminary Plan review for Hillview Development through to the October 10, 2019 meeting. Moved by Commissioner Tindaro and seconded by Commissioner Chambers. Vote passed 4-0.**

**Township Engineer – Mr. Kulakowsky**

N/A

**Township Manager – Kristen Denne**

Fisherville Road Bridge Payment Recommendation #4, in the Amount of \$104,331.46 – For Board consideration, Ms. Denne offered final payment recommendation #4 in the amount of \$104,331.46 for the Fisherville Road Bridge project.

**Commissioner Breton entertained a motion to authorize the Fisherville Road payment in the amount of \$104,331.46. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Commissioner Breton noted that the Fisherville Road Bridge has been opened. Vote passed 4-0.**

2019 Road Program Change Order #3 – For Board consideration, Ms. Denne offered 2019 Road program no cost change order #3, which changes the type of binder they are using.

**Commissioner Breton entertained a motion to authorize the 2019 road program #3 change order for \$0. Moved by Commissioner Kramer and seconded by Commissioner Chambers. Vote passed 4-0.**

Request for Tax Refund for McDonalds of Lincoln Highway – For Board consideration, Ms. Denne offered a tax refund request from McDonalds of Lincoln Highway. She noted that McDonalds said they changed their mailing address at the county level but did not get their tax bill in time to pay it, and received a late fee. Mark DeYoung, Mark Evans, and several other residents were opposed to this request. Board consensus was to deny this request.

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

Resolution 2019-26 A Resolution Acknowledging the 2020 Minimum Municipal Obligation for the Police Pension Plan – **Commissioner Breton entertained a motion to adopt Resolution 2019-26 acknowledging the 2020 minimum municipal obligation for the police pension plan, in the amount of \$671,632. Moved by Commissioner Kramer and seconded by Commissioner Tindaro. Vote passed 4-0.**

Resolution 2019-27 A Resolution Acknowledging the 2020 Minimum Obligation for the Non-Uniform Pension Plan – **Commissioner Breton entertained a motion to adopt Resolution 2019-27 acknowledging the 2020 minimum municipal obligation for the non-uniform pension plan, in the amount of \$190,628. Moved by Commissioner Kramer, and seconded by Commissioner Tindaro. Vote passed 4-0.**

### **Directors Reports**

Police Department-Chief Elias – Chief Elias was absent however, his August report was previously provided to the Board.

Thorndale Fire Department-Chief Donnachie – Chief Donnachie noted a few highlights from his August 2019 report which was previously provided to the Board. He also noted Fire Prevention week is October 6 - 12, Annual open house held on October 9 from 6 PM – 9 PM, Preparing for their annual fund drive, and Halloween driving through the community giving out candy and talking with residents.

Director of Buildings and Life Safety-Mr. Stackhouse – Mr. Stackhouse was absent however, his August 2019 report was previously provided to the Board.

Director of Public Works-Mr. Fragale – Mr. Fragale noted a few highlights from his August 2019 report which was previously provided to the Board. He also noted they are working on the line painting throughout the township.

Ingleside Golf – Mr. Ward was absent however, his August 2019 report was previously provided to the Board.

### **Finance Department**

Bill List for Approval-General Checks 43894-43978 – **Commissioner Breton entertained a motion to approve general checks 43894-43978. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 4-0.**

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

September 12, 2019 Board of Commissioners Minutes – **Commissioner Breton entertained a motion to approve the September 12, 2019 Board of Commissioners minutes. Moved by Commissioner Chambers and seconded by Commissioner Tindaro. Vote passed 3-0, with Commissioner Kramer abstaining.**

August 20, 2019 Planning Commission Minutes – Commissioner Breton acknowledged the August 20, 2019 Planning Commission Minutes.

### **Additional Business**

Commissioner Kramer noted he presented to the School Board again regarding implementing their Local Economic Revitalization Tax Assistance (LERTA) which is designed to encourage investment and reinvestment in the community, and reduces taxes over ten years strictly for commercial along Lincoln Highway. He also noted they will be on the next Finance Board agenda.

### **Public Comments**

Thomas Walker of 12 Fox Avenue informed the Board of the electric solicitors that are knocking on their doors. Ms. Denne and the Board noted that he should call the police, while they are still there.

### **Adjournment**

**Commissioner Breton entertained a motion to adjourn the September 26, 2019 meeting at 8:45 PM. Moved by Commissioner Chambers and seconded by Commissioner Kramer. Vote passed 4-0.**

Respectfully Submitted by,

Denise Miller  
Assistant Township Secretary