



# CALN TOWNSHIP

## DEPARTMENT OF ENGINEERING

*Jeffrey W. McClintock, PE, CFM, Township Engineer*  
*Cheryl A. Lafferty, Administrative Assistant*

[www.calntownship.org](http://www.calntownship.org)

610-384-0600 fax: 610-384-0617 Email: [engineer@calntownship.org](mailto:engineer@calntownship.org)  
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

## CALN TOWNSHIP PLANNING COMMISSION MEETING June 16, 2015

The Planning Commission held their regular meeting on Tuesday, June 16, 2015 in the Caln Township Municipal Building. It was noted that the May Planning Commission meeting was cancelled. The meeting was called to order at 7:00 P.M. by Chairperson Dave Lamb.

**Roll Call** – In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jill Hammond, Ken Simon and John Robinson, Jr., Ex-Officio Member.

Mr. Lamb welcomed Mr. Robinson to the Commission, and thanked him for his interest.

Also in attendance was Cheryl A. Lafferty, Planning Commission Secretary.

Others in attendance were Commissioners' John Contento and Lorraine Tindaro, Gregory E. Prowant, AICP, Township Manager, residents Marc Fox and Noel Bernard, Charles Schmehl of URDC, along with Sean O'Neill and Mark Gallant of the Chester County Planning Commission.

Lois Demchak and Mary Coyne of the Historical Commission were also in attendance.

**Approval of Minutes** – Mr. Lamb entertained a motion to approve the minutes of the April 21, 2015 Planning Commission meeting. The motion was moved by Mrs. Hammond and seconded by Mr. Simon. Poll: Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye. Mr. Spratt abstained as he was not in attendance. Motion passed.

**Communications** – There were no communications this month.

**Public Comment** – There were no public comments this month.

**Beaver Creek Trail Feasibility Study** – Mr. Prowant was in attendance to provide a brief presentation on a proposed grant application for the Beaver Creek Trail Feasibility Study.

The following was noted:

- trails for biking, hiking and walking are becoming more popular within Chester County;
- G. O. Carlson Blvd. asphalt trail is heavily used;
- trails help connect neighborhoods;
- Chester Valley Trail is moving west towards Downingtown, with the intent to eventually connect with the Borough's trails and possibly the Township's;
- the Township is proposing a scenic trail past Beaver Creek;
- informing the Planning Commission is a part of the application process;
- grant application is due by the end of June, and if funds are available the Township would be advised in the fall, with a feasibility study being compiled through the winter months and into the spring,

It was the consensus of the Commission to provide a letter of support to the Township in pursuing the project.

**Dwell at Caln PRD 2011** – No one in attendance.

The following was noted:

- the final PRD application was recently submitted along with a letter from applicant's attorney, Louis Colagreco, requesting the plan not be reviewed by the Planning Commission until Township staff and consultants have provided comments;
- the start date of the application is June 16, 2015, being noted for the record;
- plan will expire on September 14, 2015, unless an extension is granted.

No action occurred this evening.

**Bondsville Road Apartments LD 2013** – No one in attendance. The extension agreement is valid until September 30, 2015.

**Benne Norton Avenue LD 2013** – No one in attendance. The extension agreement is valid until August 26, 2015.

It was noted that Mr. Benne recently appeared before the Board of Commissioners to submit revised materials for his project. The Board established a 30 day time limit for all outstanding bills and fees to be settled prior to any review of the materials, along with being prepared to act on the plan within 90 days.

**Hills at Thorndale Woods** – Mr. Lamb noted the applicant has signed a sewer agreement with the Township, and we anticipate the project moving forward within the upcoming months.

**Royal Farms** – Mr. Lamb noted discussions are ongoing.

**Comp Plan Update** – Discussion of the Comp Plan Update was held. Mr. Lamb provided a brief update of the last meeting.

**Old Business** – It was noted the Adopt a Highway cleanup was held on April 25, 2015, with a total of 9 bags being collected and several large items. The Commission may consider an additional cleanup in the fall.

**New Business** – None.

**Adjournment** – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 7:15 P.M.

To the best of my knowledge, this summarizes the minutes of the June 16, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary



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## **2015 Comp Plan Update Session 3 Minutes June 16, 2015**

The Comp Plan Committee held their third session on Tuesday, June 16, 2015 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting. It was noted the May Planning Commission meeting and 2015 Comp Plan Update session were cancelled.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jill Hammond, Ken Simon and John Robinson, Jr., Ex-Officio Member.

Also in attendance was Cheryl A. Lafferty, Planning Commission Secretary.

Other committee members in attendance were Commissioners' John Contento and Lorraine Tindaro, and residents Noel Bernard and Marc Fox. Also in attendance were Gregory E. Prowant, AICP, Township Manager, Charles Schmehl of URDC, along with Sean O'Neill and Mark Gallant of the Chester County Planning Commission (CCPC).

The session started with Mr. Schmehl highlighting on the following materials: Summary of Major Reports Part II, PennDOT Information/Map of Significant Accidents, and Community Facilities & Services Background Information.

Discussion occurred, with some of the items to note:

- Reports reflect Township's population growth to be continual;
- Comp Plan decisions and Zoning process will affect future population;
- County Comprehensive Plan Landscapes II considers the Township as a suburban landscape with mixed uses;
- Encourages the protection of natural features;
- Linking Landscapes by promoting trails for biking, walking to include shelters for public transit, lighting and trash receptacles;
- Trails are used more than any other recreational facility, and are promoted through grants;
- DVRPC is completing a Thorndale Design Facility for transportation related issues;

- The Transportation Improvement Program prepared by DVRPC & PennDOT is proposing funding for road improvement projects only in their Fiscal Years 2015 – 2018, for Caln Township;
- Look for cost effective improvements;
- Caln Township Mobility & Connectivity Study completed in 2010 discussed;
- One of the recommendations listed in the Study is to adopt an Official Map, which is a process for future land use;
- Official Map can be done for the entire Township, or sections;
- Question arose if URDC compared the 2003 Comp Plan to the 2010 Mobility Study – Mr. Schmehl is working under the impression all transportation issues were addressed in the Mobility Study;
- Township currently working on evaluating various intersections throughout the Township that may have geometric challenges;
- Additional sidewalks and bus shelters on Lincoln Highway were suggested;
- More prominent crosswalks at the train station also suggested;
- County's Public Transportation Plan discussed noting Park & Ride Lot at Rt. 322;
- Lloyd Avenue bridge discussed, with possibility of building a bike bridge path parallel to the bridge;
- Bondsville Road also discussed, noting possibility of a pedestrian bridge for safety. Consensus was to recommend the bridge be built on the same side as the Acme center;
- PennDOT reportable accidents for a 2 year period noted on map – reportable being more serious involving injury, death or vehicle being towed;
- Question arose if Township's Police Department could supply such a report & map, to include people being struck as well;
- Community Facilities & Services information discussed;
- Information collected from various staff and agencies, still awaiting some feedback;
- Municipal Government issues noting lack of space and parking discussed;
- Long term future use and capacity should be considered;
- Budget items noted;
- Police Department and Fire Department staffing discussed;
- Emergency Services discussed, noting volunteers are needed;
- PAWC expansion of water service discussed;
- Sewer service being proposed for some areas surrounding Dogwood Lane;
- Caln Township Municipal Authority capacity with Coatesville & Downingtown discussed;
- Addressing stormwater issues for the Township noted;

- It was noted an education effort should be considered to make residents aware of berms, swales and rain gardens on their property and their purpose, possibly through the Township Newsletter and website;
- Suggestion was made to create a schedule of what topics expect to be addressed for each meeting;
- Goals and Land Use Plan ideas are homework items for the next meeting.

Mr. Lamb reminded everyone in order to be efficient, complete your homework, read and provide feedback and be productive.

Everyone was asked to bring their binders to each meeting, for new materials and discussion.

The session ended at 8:55 P.M.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary