



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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

www.calntownship.org

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

CALN TOWNSHIP PLANNING COMMISSION MEETING June 24, 2014

The Planning Commission held their regular meeting on Tuesday, June 24, 2014 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson David Lamb.

Roll Call – In attendance were David Lamb, Eugene Spratt, Jim Benko, Jill Hammond, and Ken Simon and Ex-Officio Member Jason Reed.

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

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the March 25, 2014 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

Communications – There were none.

Public Comment – There were none.

Bondsville Road Apartments LD 2013 – No one in attendance. Applicant continues discussions with staff. The extension agreement is valid until September 30, 2014.

Benne Norton Avenue LD 2013 – No one in attendance. The extension agreement is valid until September 30, 2014.

Edge Faddis SD 2013 – No one in attendance. The extension agreement is valid until July 31, 2014.

Woods at Rock Raymond West – No one in attendance. The extension agreement is valid until August 31, 2014.

Cortese/Beacher Minor SD 2014 – In attendance were the applicants Tom & Mary Ann Cortese. The plan expires on August 19, 2014.

Brief discussion occurred, with the following being noted:

- applicant purchased the home and property at 720 Morgan Drive West in 1991, being the second owner;
- home was built in 1988;
- applicant recently attempted to install a shed on their property and were advised they needed a survey;
- the survey determined a portion of their house was built on the neighbor's property;
- Rosemary & Jordan Beacher are selling a small triangular portion of their property to Mr. & Mrs. Cortese, conveying 1500+ square feet;
- Mr. Cortese asked that the record reflect he wasn't aware the Township had aerial photos of the area, and it appears other properties in the development may have the same issue;
- Mrs. Hammond stated the applicant should bring this to the attention of the Homeowner's Association, to notify the other residents.

With no further comments, Mr. Lamb entertained a motion to recommend approval of the Cortese/Beacher Minor Subdivision 2014 plan to the Board of Commissioners. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

AT&T Cell Tower CU/21 S. Caln Rd. – In attendance representing the New Cingular Wireless PCS, LLC d/b/a/ AT&T Mobility Conditional Use Application were Debra A. Shulski, Esquire and Brian Laslow, Site Acquisition Representative.

Brief discussion occurred, with the following being noted:

- applicant appeared before the Zoning Hearing Board, and was granted a variance permitting more than one principal use for the property;
- the Conditional Use Hearing before the Board of Commissioners seeking approval to permit the proposed telecommunications facility was held open, to reflect the Planning Commission's recommendation;
- the proposed telecommunication tower will be a mono-pole, 160' in height with 12 antennas and a lightning rod for a total height of 166';
- a compound area with fence enclosure and landscaping will house the ground equipment and diesel backup generator, and will be set back from the road;
- concerns with proximity to homes and any possibility of falling were noted;
- the equipment is designed not to fall, and all setback requirements will be adhered to.

With no further comments, Mr. Lamb entertained a motion to recommend approval of the New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Conditional Use Application for 21 S. Caln Road to the Board of Commissioners. The motion was so moved by Mr. Spratt and seconded by Mrs. Hammond. Poll: all ayes

The motion passed.

Adopt a Highway – The Commission collected 14 bags of trash on April 26, 2014, on their designated portion of Rt. 340.

Old Business – None.

New Business – City of Coatesville Comprehensive Plan Update was received by the Township and forwarded to the Commission this evening for review and any comments.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 7:20 P.M.

To the best of my knowledge, this summarizes the minutes of the June 24, 2014 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary