



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING November 19, 2013

The Planning Commission held their regular meeting on Tuesday, November 19, 2013 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, Ken Simon and Ex-Officio Member Jason Reed.

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Secretary.

Commissioner Lorraine Tindaro, and Doreen Jacoby of the Historical Commission were in attendance.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the October 22, 2013 Planning Commission meeting. The motion was so moved by Mr. Simon and seconded by Mr. Benko. Poll: Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye. Mr. Spratt abstained, as he was not in attendance.

Communications – There were none.

Public Comment – There were none.

Bondsville Road Apartments LD 2013 – In attendance was the applicant Scott Risbon, Victor Kelly, PE, and John Jaros, Esquire. The extension agreement is valid until December 19, 2013. There was no discussion on the land development component of the project given the plans are still being revised as part of the Conditional Use Process. The Applicant's team was present tonight to discuss the Conditional Use Application for the project.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Bondsville Road Apartments LD 2013 plan, unless an extension is granted by the applicant prior to the deadline. The motion was so moved by Mrs. Hammond and seconded by Mr. Spratt. Poll: all ayes

The motion passed.

Benne Norton Avenue LD 2013 – no one in attendance. The extension agreement is valid until December 23, 2013.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Benne Norton Avenue LD 2013 plan, unless an extension is granted by the applicant prior to the deadline. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes

The motion passed.

Edge Faddis SD 2013 – In attendance was the applicant Robert Edge, Dave Gibbons, PE, and Realtor Jim Wagner. The Extension Agreement is valid until December 23, 2013.

Brief discussion occurred, with the following being noted:

- property previously subdivided a portion of the existing single family dwelling;
- Mr. Edge is conveying a piece of property to Mr. Faddis;
- property is basically a land swap, as Mr. Faddis' parcel is land locked;
- no construction or buildings proposed;
- two waivers are being requested, dealing with plan scale and submitting the plan as Preliminary/Final;
- issues being addressed with the old Penncroft Development approved plan, relating to EDU's and sewer capacity. Plans for the Penncroft Project were never recorded, and the project is dormant;
- it is the Township's understanding that Rouse/Chamberlin no longer has equitable ownership interest in the property;
- the Caln Township Municipal Authority Solicitor issued an email pertaining to the existing sanitary sewer agreement between Rouse/Chamberlin and the Township. Mr. McClintock will issue this email to the Applicants in the near future.

Mr. Lamb entertained a motion to recommend approval of the Edge Faddis SD 2013 plan to the Board of Commissioners, contingent upon applicant meeting all conditions of the October 15, 2013 Township review letter and any and all comments by the Caln Township Municipal Authority. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes

The motion passed.

570 Lloyd Avenue Sketch 2013 – Dave Gibbons, PE was in attendance to represent the applicant, Martin Lockhart. It was noted that the Sketch Plan Application was submitted as 552 Lloyd Avenue, however County records reflect 570 Lloyd Avenue.

Discussion occurred, with the following being noted:

- property consists of 2.3 acres, which is currently vacant;
- proposing to subdivide into eight units:
 - single family semi-detached (twins) with two car garages
 - on a private street, with access onto Lloyd Avenue
 - a Homeowner's Association will be required for maintenance of the street, sidewalks and plowing;
- proposed development is an L shape;
- a waiver will be needed to allow eight units to access off of a private street;
- Township and County review letters have been received;
- sidewalks and curbing on frontage discussed;
- a gas easement currently runs along the frontage of the property;
- internal sidewalks and a Fee in Lieu of constructing sidewalks was discussed by the Commission;
- fire apparatus turnaround/cul-de-sac a concern;
- grass pavers may be contemplated to address the issue;
- a community stormwater system discussed;
- no parking will be allowed on the street;
- being a private street, trash collection and school bus pick up was questioned.

It was the consensus of the Commission to make the following recommendation to the Board of Commissioners:

- require internal sidewalks;
- address concerns with the private street regarding ownership, management, street parking, trash collection and fire apparatus access;
- explore the possibility of making the proposed street a public street.

Bondsville Road Apartments CU 2013 - In attendance was the applicant Scott Risbon, Victor Kelly, PE, and John Jaros, Esquire.

Discussion occurred, with the following being noted:

- Mr. McClintock highlighted all of the steps/process involved for those in attendance as they relate to Conditional Use, Land Development, Special Exception, and all the state agencies;
- numerous public hearings have been held on the Conditional Use Application;

- the last review letter dated October 22, 2013 for the Land Development had 21 pages of outstanding items;
- Mr. Jaros stated the sixth Conditional Use Hearing was closed on November 18, 2013. The record was left open, to receive the Planning Commission's recommendation prior to a final decision;
- the Zoning Ordinance Amendment was approved in August 2012;
- proposing a four story 57 unit Senior Independent Living Facility in the R-4 Zoning District, with 69 parking spaces, which exceeds Township requirements;
- warrants have not been met for a traffic signal at the proposed driveway;
- Special Exception Relief will be requested, for the stream crossing;
- it is the intention of the Board of Commissioners to make a decision at their meeting of December 19, 2013;
- traffic flow, para-transit vehicles idling while waiting and diesel fumes a concern;
- age regulations and Fair Housing Standards against discrimination discussed;
- traffic, sidewalks and overflow parking an issue;
- discussion occurred regarding compaction and discharge standards and measures being in place.

Prior to calling the vote, Mr. Lamb opened the floor for discussion. The following was noted:

Bill Hoffman, 50 Marshall Circle:

- noted 55+ community, however Federal statute states residents can be younger;
- voiced concerns with 57 units and 69 parking spaces not being adequate for residents and age range, janitorial staff, buses, etc.;
- questioned overflow parking;
- noted Larson Drive basin silting issues, needs to be maintained yearly.

Bob Fernholz, 48 Marshall Circle:

- in his opinion, the proposed sidewalk along the frontage isn't necessary as it wouldn't lead anywhere, and would be a large expense for the adjoining property;
- has concerns regarding water and runoff, with all the fill proposed;
- area currently has standing water issues;
- questioned if the Zoning Ordinance Amendment was before the Planning Commission;
- residents frustrated the amendment was adopted, and questioned petitioning a change.

Mr. Lamb noted that for some projects the Commission recommends a Fee in Lieu of, instead of proposed sidewalks, allowing the funds to be used where sidewalks would be more feasible.

Glen Shorley, 38 Marshall Circle:

- questioned the difference between a private road and drive;
- overflow parking concerns;
- enforcing the idling, parking and water discharge;
- noted limestone runs beneath this area.

Lou Disciullo, 235 Park Drive:

- concerns with water channeling and displacement with paved surfaces;
- traffic, sidewalks, overflow parking issues.

Marianne Cattell, 1 Marshall Drive:

- questioned if the proposed project was previously before the Commission;
- does proposed development add to and/or maintains the quality of the community and values;
- will law enforcement be adequate;
- questioned adequate water pressure with added community;
- noted glare of lights;
- loss of skyline a concern;
- public sewer system overflow problems;
- any adverse effects on property values;
- has any evacuation consideration been given.

Mr. Risbon noted for the record, he is not opposed to installing sidewalks leading out to the roadway.

With no further comments, Mr. Lamb entertained a motion to recommend approval of the Bondsville Road Apartments Conditional Use 2013 plan to the Board of Commissioners. The motion was so moved by Mr. Spratt and seconded by Mr. Benko. Poll: Mr. Simon aye, Mr. Benko aye, Mr. Spratt aye, Mr. Lamb aye, Mrs. Hammond nay.

The motion passed.

Act 167 Stormwater Ordinance – The Township Engineer has been diligently working on this lengthy document.

Discussion occurred, with the following being noted:

- Act 167 is a State Law enacted in 1978, requiring stormwater management plans be coordinated at the County level;
- numerous revisions have been made to the draft Ordinance;
- a Public Meeting was held on October 21, 2013 to review the document and provide updates. This Ordinance is a mandated State requirement;
- any new impervious coverage installed after the adoption of the ordinance will need to be documented and tracked for all properties ;
- the Township is proposing to remove certain sections of the stormwater regulations from Chapter 137 Subdivision/Land Development Ordinance and Chapter 155 Zoning, and making them a stand alone Ordinance as Act 167;
- proposed modifications were highlighted.

Mr. Lamb entertained a motion to recommend approving the modifications to accommodate Act 167 requirements to Chapter 137. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Mr. Lamb entertained a motion to recommend approving modifications to Chapter 155 to meet the requirements of Act 167. The motion was so moved by Mrs. Hammond and seconded by Mr. Spratt. Poll: all ayes

The motion passed.

Old Business – December's Planning Commission meeting will be held on December 10, 2013, if needed.

New Business – 2014 Meeting Schedule needs to be reviewed and set.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. The meeting adjourned at 9:50 P.M.

To the best of my knowledge, this summarizes the minutes of the November 19, 2013 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary