



## **CALN TOWNSHIP PLANNING COMMISSION MEETING January 16, 2018**

The Planning Commission held their regular meeting on Tuesday, January 16, 2018 in the Caln Township Municipal Building, The meeting was called to order at 7:00 P.M. by Jill Hammond.

Roll Call – In attendance for the Planning Commission were Jill Hammond, Jim Benko, Ken Simon and John Robinson.

Also in attendance was Cheryl A. Lafferty, Planning Commission Secretary and Bryan Kulakowsky, PE, Cedarville Engineering Group, LLC.

Also in attendance was Commissioner Lorraine Tindaro.

Reorganization – Mrs. Hammond opened the floor for nominations for the position of Chairperson of the Caln Township Planning Commission. Mr. Robinson nominated Jill Hammond for Chairperson, which was seconded by Mr. Simon. No other nominations were offered. Mrs. Hammond entertained a motion to close the floor for nominations, which was so moved by Mr. Benko and seconded by Mr. Robinson. Poll: Mr. Benko aye, Mr. Robinson, aye, Mr. Simon aye, Mrs. Hammond abstained.

Mrs. Hammond opened the floor for nominations for the position of Vice-Chairperson of the Caln Township Planning Commission. Mr. Robinson nominated Ken Simon for Vice-Chairperson, which was seconded by Mr. Benko. No other nominations were offered. Mrs. Hammond entertained a motion to close the floor for nominations, which was so moved by Mr. Benko and seconded by Mr. Robinson. Poll: Mrs. Hammond aye, Mr. Benko aye, Mr. Robinson aye, Mr. Simon abstained.

The motions passed.

Approval of Minutes – Mrs. Hammond entertained a motion to approve the minutes of December 12, 2017 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Robinson. Poll: all ayes. Motion passed.

Communications – None.

Public Comment – None.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until April 17, 2018.

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Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 31, 2018.

301 Bondsville Road SD 2016 – No one in attendance. The extension agreement is valid until April 17, 2018.

3453 Lincoln Highway NTB LD 2017 – No one in attendance. The extension agreement is valid until March 31, 2018.

1103 Foundry Street Sketch 2017 – No one in attendance. Applicant is proposing 22 single family semidetached units. Cedarville Engineering had completed a review letter on the project, which was forwarded to the applicant noting 17 items. Applicant may be withdrawing the application.

125-127 Foundry Street Minor SD 2017 – No one in attendance. The extension agreement is valid until May 16, 2018.

150 Parkside Drive Sketch 2017 – No one in attendance. Applicant appeared before the Planning Commission in December to present their plan, and has filed a Special Exception Application before the Zoning Hearing Board.

281 Norton Avenue Benne Sketch 2017 – No one in attendance. Cedarville Engineering Group completed a review letter on the project, which was forwarded to the applicant noting 36 items.

3925 Hazelwood Avenue Sketch 2017 – In attendance to represent the plan was Byron Anstine, Equitable Owner.

Discussion occurred, noting the following:

- Applicant has met with Ray Stackhouse, Director of Building & Life Safety and discussed the proposed plan;
- Proposing 14,000 square feet of rentable space, in a one story drive up self-storage facility, that is not climate controlled, on approximately one acre;
- A pond on the property was questioned, noting issues with water and runoff;
- Currently a non-conforming lot;
- Stormwater questioned, applicant proposing a rain garden;
- Weekend traffic congestion noted, regarding the United Sports Center;
- Two parking spaces are reflected on the plan, however no office or employees will be on site;
- Applicant is aware of the proposed Zoning Ordinance Amendment, with the Hearing scheduled for February 8, 2018 and will need to resubmit the plan.

The applicant thanked the Commission for their time. No action occurred this evening.

I-2 Zoning Ordinance – Proposed amendments were forwarded to Chester County Planning Commission for their review and comments, involving four properties. The Matrix Chart was

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revised and has been forwarded to Chester County Planning Commission. The County has 30 days to review and provide comments. The February 8, 2018 Hearing has been rescheduled to February 22, 2018.

It was the consensus of the Planning Commission to await review comments from the County, prior to making a recommendation.

Caln Township Municipal Authority Grant Support Letter – The Caln Township Municipal Authority is submitting the 2018 CFA PA Small Water and Sewer Project Grant Application/ Granger Lane and Caln Meetinghouse Area Sewer Improvements, and is seeking the Planning Commission's endorsement.

Jill Hammond entertained a motion to endorse and execute a letter for the 2018 CFA PA Small Water and Sewer Project Grant Application/Granger Lane and Caln Meetinghouse Area Sewer Improvements. The motion was so moved by Mr. Robinson and seconded by Mr. Benko. Poll: all ayes

The motion passed.

4060 Edges Mill Road CU 2017 – The Conditional Use Hearing for 4060 Edges Mill Road was held on January 11, 2018 at 6:30 P.M. before the Board of Commissioners. John Jaros Esquire and Chris Daley, PE were in attendance seeking direction on the application.

Discussion occurred, noting the following:

- The application is for a Flex Space Building in the C-2 Zoning District, reflecting a loading area and a parking area;
- Proposing three units, with separate entrances;
- Proposed project is a permitted use by Conditional Use;
- Parcel is a vacant lot which involves approximately 4.7 acres;
- A Variance was approved in 2016, regarding public water requirements and fire suppression;
- Applicant would tie into public water if it became available in the future;
- Commissioner Tindaro questioned daily water usage as well as the fire suppression issue, noting there are several historical properties on this road. It was noted a well would be dug for the project;
- Existing driveway would be used off of Edges Mill Road;
- It was noted a Preliminary Plan must be submitted with a Conditional Use Application;
- Cedarville Engineering Group issued a Review Letter on January 5, 2018, which was highlighted;
- Item #37 was specifically referenced, noting the principal use shall be considered a business or professional office, provided the total gross floor area occupies more than 20% of the flex space building;
- 55 parking spaces are proposed, however tenants are unknown at this time;
- Building Code will dictate what the building can be used for;
- Sales were questioned, which will be constrained by what the Ordinance allows;

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- If the Conditional Use is granted, applicant will need to come back for Land Development;
- Site plan questioned along with truck turning movement concerns and possible blocking of driveway;
- Traffic flow concerns, congestion and safety noted.

Mrs. Hammond entertained a motion to recommend approval of the 4060 Edges Mill Road Conditional Use 2017 application, conditioned upon consideration of changing the driveway entrance to allow the turning radius for tractor trailers to work properly. The motion was so moved by Mr. Benko and was seconded by Mr. Robinson. Poll: all ayes

The motion passed.

4533 W. Lincoln Highway CU 2017 – No one in attendance.

Brief discussion occurred, noting the following:

- The Conditional Use application was submitted by Chester County Sports Arena to start an After School Program;
- To be licensed by the State of Pennsylvania, Day Care must be listed on the Use & Occupancy Certificate;
- Day Care is only permitted in the C-1 Zoning District by Conditional Use;
- Raymond Stackhouse, Director of Building & Life Safety's Review Memo discussed.

Mrs. Hammond entertained a motion to recommend approval of the 4533 W. Lincoln Highway Conditional Use 2017 application, conditioned upon comments of the January 10, 2018 Memo from the Director of Building & Life Safety being addressed. The motion was so moved by Mr. Benko and seconded by Mr. Simon. Poll: all ayes

The motion passed.

Old Business – None.

New Business – None.

Adjournment – With no further business, Mrs. Hammond entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:45 P.M.

To the best of my knowledge, this summarizes the minutes of the January 16, 2018 Planning Commission meeting.

Respectfully submitted,  
Cheryl A. Lafferty  
Planning Secretary

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