



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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## **CALN TOWNSHIP PLANNING COMMISSION MEETING January 20, 2015**

The Planning Commission held their regular meeting on Tuesday, January 20, 2015 in the Caln Township Municipal Building. 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, Jim Benko, Jill Hammond and Ken Simon.

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

Commissioner John Contento was also in attendance.

For the record, Mr. Lamb noted that Jason Reed, Ex-Officio member has stepped down from the Planning Commission, having been appointed to the Zoning Hearing Board.

**Reorganization** – Mr. Lamb opened the floor for nominations for the position of Chairperson of the Caln Township Planning Commission. Mrs. Hammond nominated Dave Lamb for Chairperson, which was seconded by Mr. Spratt. No other nominations were offered. Mr. Lamb entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes. Mr. Lamb entertained a motion to approve the nomination of Dave Lamb for Chairperson. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: Mr. Spratt aye, Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye, Mr. Lamb abstained.

Mr. Lamb opened the floor for nominations for the position of Vice-Chairperson of the Caln Township Planning Commission. Mrs. Hammond nominated Eugene Spratt for Vice-Chairperson, which was seconded by Mr. Simon. No other nominations were offered. Mr. Lamb entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Mr. Lamb entertained a motion to approve the nomination of Eugene Spratt for Vice-Chairperson. The motion was so moved by Mr. Simon and seconded by Mrs. Hammond. Poll: all ayes

Both motions passed.

**Approval of Minutes** – Mr. Lamb entertained a motion to approve the minutes of the November 18, 2014 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes.

The motion passed.

**Communications** – There were none.

**Public Comment** – There were none.

**Patricia Brown Daycare CU 2014** – No one in attendance.

Discussion occurred, with the following being noted:

- applicant is proposing a daycare facility at 2219-2221 Lincoln Highway in the C-1 Zoning District;
- proposed use requires a Conditional Use approval;
- property consists of 34,900 square feet on 0.8 of an acre, along with adjacent property of 26,223 square feet on 0.6 of an acre undeveloped;
- non-conforming lot size;
- applicant has a hearing scheduled with Board of Commissioners on January 22, 2015, who has the capability of waiving various requirements within the zoning district;
- proposed hours are 6:00 A.M. to Midnight, with a maximum of 45 children;
- Mr. McClintock cited various sections of the Zoning Ordinance;
- the Zoning Officer's January 7, 2015 review letter was discussed;
- no outside play area proposed;
- traffic, parking and flow a concern;
- a detention facility within close proximity without fencing a major concern.

It was the consensus of the Commission to express their concerns to the Board of Commissioners reflecting too many unanswered questions along with issues relating to lack of an outside play area, traffic, parking and flow issues, non-conforming lot size along with natural or man-made hazards. The Commission is also requesting the applicant come before them at the next meeting, for further discussion.

No formal action occurred.

**Bondsville Road Apartments LD 2013** – No one in attendance. Applicant continues discussions with staff. The extension agreement is valid until March 31, 2015.

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

**3650 Kings Highway Minor SD 2015** – Dave Gibbons, PE of D. L. Howell & Associates, Inc. was in attendance representing the applicant, Leon Faddis, Executor of the Faddis Family Charitable Remainder Trust.

Discussion occurred, with the following being noted:

- the estate owns various parcels;
- proposing a lot line change;
- subject properties are located in the R-1 Zoning District;
- one parcel consists of 9 acres, with the other consisting of 3.6 acres;
- both parcels are considered non-conforming and land locked;
- proposing a 30' wide access easement over existing path;
- Mr. Faddis owns all of the property involved, and would like the capability to sell top portion off;
- Township Engineer and Zoning Officer's review letters of January 20, 2015 were discussed;
- awaiting Chester County Planning Commission's review letter;
- served by on lot water and sewer.

Mr. Lamb entertained a motion to recommend approval of the 3650 Kings Highway Minor SD 2015 plan to the Board of Commissioners, contingent upon all comments of the Township Engineer and Zoning Officer's January 20, 2015 review letters being satisfactorily addressed, as well as any comments issued by Chester County Planning Commission.

The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes

The motion passed.

**SAI Temple Sketch 2014** – In attendance representing the plan were the applicant Kulraj Singh, John Jaros, Esquire and Dave Gibbons, PE.

Discussion occurred with the following being noted:

- a Special Exception and Variance were granted in 2009 to allow a current dwelling on the Osborne Road property to be used for religious use;
- any changes to the property required the owner to come back to the Township for land development approval;
- applicant is proposing to construct a 29,472 square foot temple;
- religious use is permitted by Special Exception in all Zoning Districts;

- it appears the project involves two properties, with frontage on Osborne Road and Edges Mill Road;
- SAI Temple currently owns 20 acres, and are under Agreement of Sale with the Darlington property (Parcel #39-1-38.3);
- proposing to utilize existing drive off of Osborne Road;
- proposing three parking areas, with a total of 556 parking spaces;
- steep and very steep slopes involved;
- access to the site is difficult;
- proposing two access points, possibly three;
- negotiating with the Dwell at Caln project for public water and sewer services;
- stormwater issues and challenges;
- Township Engineer's January 12, 2015 review letter and Zoning Officer's January 8, 2015 review letter discussed;
- Philadelphia, New Jersey and Harrisburg are the nearest Hindu temples;
- main use/services are held on Thursday evenings;
- membership has grown, requiring a larger facility;
- proposing services every half hour to accommodate traffic;
- various charity events are sponsored, with approximately four big events per year;
- rush hour traffic a concern;
- the Commission noted their preference of the main access being off of Edges Mill Road as opposed to Osborne Road;
- an in-depth traffic study involving various locations would be required.

It was the consensus of the Commission to forward a memo to the Board of Commissioners noting their concerns regarding stormwater, access, safety, traffic, parking, internal circulation and utilities.

No formal action occurred.

**Caln Park West Fields 2015 LD Waiver** – On behalf of Spirit United Soccer Club, Dave Hatt submitted a Land Development Waiver Request earlier today.

Discussion occurred, with the following being noted:

- no one in attendance, however Mr. Hatt previously met with staff to discuss their proposal;
- Spirit United Soccer Club currently maintains and makes use of the fields at Caln Park West, located near the V. A. Hospital;
- the club would like to install a commercial shed to house various equipment, and have agreed to install a stone base under the shed to accommodate the 100 year storm volume;
- a land development waiver is required for this project;

- Spirit United Soccer Club is also proposing to install field lighting, which will require a variance due to height requirements.

Mr. Lamb entertained a motion to recommend waiver of the land development requirement for the installation of a shed at Caln Park West, as proposed by Spirit United Soccer Club.

The motion was so moved by Mr. Spratt and seconded by Mr. Benko. Poll: all ayes

The motion passed.

**Comp Plan Update** – Per Mr. McClintock and Commissioner Contento:

- the Planning Commission will be the lead charge in the process of updating the Comprehensive Plan with URDC, the company selected;
- the Township is awaiting the agreement from the County;
- anticipate forming a committee comprised of the Planning Commission, a Commissioner, and a combination of residents and business owners.
- the first meeting will be held in February or March;
- Commissioner Contento asked the Commission to think about what our vision should be and what results we're interested in, noting this is a very important tool for the Township to utilize.

**Old Business** – None.

**New Business** – None.

**Adjournment** – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 8:40 P.M.

To the best of my knowledge, this summarizes the minutes of the January 20, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary