



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 February 17, 2015

The Planning Commission held their regular meeting on Tuesday, February 17, 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, 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, as well as resident Marc Fox recently appointed to the Comprehensive Plan Committee.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the January 20, 2015 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes.

The motion passed.

Communications – There were none.

Public Comment – There were none.

Patricia Brown Daycare CU 2014 – In attendance were the applicant, Patricia Brown & husband, Hudson L. Voltz, Esquire and Charles & Linda Baker, property owners.

Discussion occurred, with the following being noted:

- the application was discussed at the January 20, 2015 Planning Commission meeting, rendering no recommendation as there was no one in attendance to represent the proposed use;
- 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 had a hearing scheduled with Board of Commissioners on January 22, 2015, who has the capability of waiving various requirements within the zoning district. The record was left open to reflect the recommendation of the Planning Commission;
- the Zoning Officer's January 7, 2015 review letter was discussed;
- no outside play area proposed;
- safety issues of traffic, parking and flow and detention facility within close proximity without fencing reiterated;
- lighting discussed, noting there are 2 street lights and soffit lighting;
- Ms. Brown has been operating the "Little Flock Daycare" for approximately 20 years;
- currently operates one facility in Valley Township, which will be closed if her application is approved, she also operates a facility in her home for overnight schedules;
- proposed hours would be 6 A.M. to 6 P.M.;
- 42 parking spaces plus 2 handicap stalls for location;
- anticipating 25-30 children, plus a staff of 9 over the timeframe;
- child safety locks would be installed on doors, as well as staff supervision for safety;
- Ms. Brown has applied for a 20 passenger bus, as she offers transportation;
- exiting of the bus would occur on the side of the building, with 2 aids escorting the children inside;
- a designated parking spot for the bus would be in the rear of the building;
- some children will be dropped off at the facility;
- transportation and balanced meals are included in her enrollment;
- Ms. Brown has credentials from Department of Public Welfare, which are applied for yearly;
- Department of Public Welfare has authorized her to use an indoor play area facility, according to their rules and standards;
- no additional EDU's will be required, 2 are sufficient;
- a bathroom will be modified to be handicap accessible;
- Ms. Brown would sign a 5 year lease with the owners with a 5 year option for 2 units;
- it was noted that this is the first such application in the Lincoln Highway Overlay District, since the creation of the district in 2013.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the Patricia Brown Daycare Conditional Use 2014 application, subject to applicant meeting all conditions of the Zoning Officer's January 7, 2015 memo.

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

The motion passed.

Bondsville Road Apartments LD 2013 – No one in attendance. Applicant continues discussions with staff. The extension agreement is valid until June 30, 2015.

Benne Norton Avenue LD 2013 – No one in attendance. The extension agreement is valid until April 30, 2015. Reviewing latest submission.

Comp Plan Update – Per Mr. McClintock:

- the Planning Commission will be the lead charge in the process of updating the Comprehensive Plan with URDC, the company selected, along with a committee comprised of Commissioners' Contento & Tindaro, and township residents Noel Bernard, Marc Fox and Tony Verwey;
- the meetings will be held in conjunction with the Planning Commission meetings, following the agenda items;
- the first meeting will be held on March 17, 2015;
- the project is a \$50,000 Grant, \$15,000 funded by the Township and \$35,000 by the County;
- the Township is awaiting the agreement from the County;
- in order for the review process to be efficient, it was the consensus that an agenda be adhered to regarding scope and tasks;
- it is anticipated the project will take 14 months;
- Commissioner Contento stated the update should be consistent with the County's Comprehensive Plan.

Old Business –The May meeting will need to be rescheduled, due to Primary Election.

New Business – The Board of Commissioners appointed Mr. John Robinson, Jr. as the new Ex-Officio Member, to fulfill the term of Jason Reed.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 8:05 P.M.

To the best of my knowledge, this summarizes the minutes of the February 17, 2015 Planning Commission meeting.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary