



## **CALN TOWNSHIP PLANNING COMMISSION MEETING FEBRUARY 20, 2018**

The Planning Commission held their regular meeting on Tuesday, February 20, 2018 in the Caln Township Municipal Building, The meeting was called to order at 7:00 P.M. by Chairperson Jill Hammond.

Roll Call – In attendance for the Planning Commission were Jill Hammond, Jim Benko, Ken Simon, John Robinson, John Caporale and John Adam Thomas, Ex-Officio.

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

Mrs. Hammond welcomed the two new members and thanked them for their participation.

Approval of Minutes – Mrs. Hammond entertained a motion to approve the minutes of January 16, 2018 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Robinson. Poll: Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye, Mr. Robinson aye. Mr. Caporale abstained. Motion passed.

Communications – None.

Public Comment – None.

3453 Lincoln Highway NTB LD 2017 – In attendance representing the plan was Bill Rountree, PE of Wright Thorndale, LLC, Jim Bannon, PE of Nave, Newell and Debra Shulski, Esquire of Riley, Riper, Hollin & Colagreco . The extension agreement is valid until March 31, 2018.

Discussion occurred, noting the following:

- Applicant appeared before the Board of Commissioners regarding parking and setbacks;
- Revised plan was submitted and review completed by Cedarville Engineering Group, LLC;
- Applicant provided a brief overview of the application and plan for the two new Planning Commission members;
- Three Waivers are being requested relating to:
  - Chapter 75: Driveway Ordinance;
  - Chapter 135: Stormwater Management Ordinance;
  - Chapter 135: Underground Detention Beds

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### **DEPARTMENT OF BUILDING & LIFE SAFETY**

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- Applicant will comply with the majority of the remaining comments of the Cedarville Engineering Group, LLC February 15, 2018 review letter;
- A comment regarding a proposed tree and site distance was noted. Applicant will relocate the tree if needed.

Mrs. Hammond entertained a motion to recommend approval of the 3453 Lincoln Highway NTB LD 2017 plan, contingent upon all comments of Cedarville Engineering's review letter of February 15, 2018 and Gilmore & Associates review letter of February 8, 2018 being addressed, along with the requested Waivers. The motion was so moved by Mr. Simon and seconded by Mr. Benko. Poll: all ayes

The motion passed.

I-2 Zoning Ordinance – Proposed amendments were forwarded to Chester County Planning Commission for their review and comments involving four properties, along with a revised Matrix Chart:

Brief discussion occurred, noting the following:

- Proposing to ReZone four properties to I-2 Light Industrial;
- The February 8, 2018 Hearing was rescheduled to February 22, 2018;
- Chester County Planning Commission's review letter of January 24, 2018 noted one comment relating to "Governmental Use".

Mrs. Hammond entertained a motion to recommend approval of the I-2 Zoning Ordinance Amendment noting the one comment from Chester County Planning Commission's January 24, 2018 review letter, regarding "Governmental Use". The motion was so moved by Mr. Benko and seconded by Mr. Robinson. Poll: all ayes

The motion passed.

Adopt-a-Highway – Correspondence was received from PennDOT, regarding the Planning Commission's continued participation in the Adopt-a-Highway program.

Brief discussion occurred, noting the following:

- Caln Township's Planning Commission became a participant to the program prior to 2001;
- Signage acknowledging the Commission's participation is located on Kings Highway between Barley Sheaf Road and Beaver Creek Tavern;
- Cleanups have been conducted and totals reported to PennDOT;
- The Planning Commission concurred participation will continue two times per year;
- Spring cleanup will be held in conjunction with Caln Pride Day, tentatively scheduled for April 28, 2018. A second cleanup will be scheduled for October.

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

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

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

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until May 21, 2018.

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

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 – No one in attendance. Applicant may be withdrawing the application, as the property falls within the proposed I-2 Zoning Ordinance Amendment.

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 7:50 P.M.

To the best of my knowledge, this summarizes the minutes of the February 20, 2018 Planning Commission meeting.

Respectfully submitted,  
Cheryl A. Lafferty  
Planning Secretary

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