



CALN TOWNSHIP PLANNING COMMISSION MEETING February 21, 2017

The Planning Commission held their regular meeting on Tuesday, February 21, 2017 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, Ken Simon and John Robinson, Jr., Ex-Officio Member.

Also in attendance was Cheryl A. Lafferty, Planning Commission Secretary.

Others in attendance were Commissioners Jennifer Breton, Kristen Denne, ICMA-CM, Township Manager, Tom Wilkes, PE, Cedarville Engineering Group, LLC, along with residents Noel Bernard and Marc Fox.

Prior to addressing the Agenda Items, Tom Wilkes, PE of Cedarville Engineering Group, LLC was introduced and welcomed as the Township's Consulting Engineer.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of January 17, 2017 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Motion passed.

Communications – None.

Public Comment – Questions arose from two township residents, regarding the Dwell at Caln PRD 2011 project, the Verizon Cell Tower on the Municipal Complex and 4060 Edge's Mill Road Stormwater issue.

The Planning Commission addressed their questions regarding the Dwell at Caln PRD 2011 project and the Verizon Cell Tower on the Municipal Complex.

The 4060 Edge's Mill Road Stormwater issue was inadvertently excluded from the Agenda, and will be listed on the next Agenda.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until March 15, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend a denial of the Dwell at Caln PRD 2011 application, unless an extension of time is granted by the applicant prior to the current deadline of March 15, 2017.

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

DEPARTMENT OF ENGINEERING

Jeffrey W. McClintock, P.E., C.F.M., Township Engineer

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The motion passed.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until March 15, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Bondsville Road Apartments LD 2013 application, unless an extension of time is granted by the applicant prior to the current deadline of March 15, 2017.

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

The motion passed.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until May 31, 2017.

301 Bondsville Road SD 2016 – No one in attendance. The extension agreement is valid until April 15, 2017.

Wawa Reeceville LD 2016 – No one in attendance. The extension agreement is valid until March 20, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Wawa Reeceville LD 2016 application, unless an extension of time is granted by the applicant prior to the current deadline of March 20, 2017.

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

The motion passed.

Floodplain Ordinance – Mr. Wilkes advised the draft Ordinance is being finalized by the Township Solicitor, and will be reviewed by the Board of Commissioners prior to being forwarded to the County. Ms. Denne stated the options discussed by the Planning Commission last month will be discussed with the Board of Commissioners.

Comp Plan Update – It was noted the Comp Plan Committee held their session on February 16, 2017. The Public Information Meeting was set for March 21, 2017 at 6:45 P.M., which will be advertised. The Draft Comprehensive Plan will be posted on the Township's website two weeks prior to the meeting, for review. During the County's 45 day mandatory review period, the Draft Comprehensive Plan will be forwarded to surrounding municipalities and the Coatesville Area School District for review and comments, and will be promoted through Facebook. The document will then be reviewed by the Board of Commissioners and a Public Hearing will be held.

The Comp Plan Update Session minutes are attached.

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Old Business – May’s Planning Commission Meeting date was scheduled as Tuesday, May 23, 2017, due to Municipal Elections. A legal ad will be placed noting the change.

New Business – Discussion occurred regarding Eugene Spratt’s resignation from his position on the Planning Commission. It was noted that Mr. Spratt diligently served on the Caln Township Planning Commission for 17 years. The Planning Commission thanked him for his service and dedication to the Township.

It was the consensus of the Planning Commission to recommend to the Board of Commissioners, the appointment of John Robinson, Jr. to fulfill the unexpired term of Eugene Spratt until December 31, 2019.

The Planning Commission also requested the Board of Commissioners’ assistance in appointing a new Ex-Officio Member to fulfill the unexpired term of John Robinson, Jr. until December 31, 2017.

The passing of Tom DeFroschia, long time resident, was also sadly noted. Mr. DeFroschia was involved in numerous Township Boards and Committees, and actively participated in many Township meetings. The Planning Commission acknowledged his service and dedication to the Township and extended condolences to the family.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:20 P.M.

To the best of my knowledge, this summarizes the minutes of the February 21, 2017 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary

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