



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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## **CALN TOWNSHIP PLANNING COMMISSION MEETING** **February 26, 2013**

The Planning Commission held their regular meeting on Tuesday, February 26, 2013 in the Caln Township Municipal Building. The Planning Commission's December and January meetings were cancelled. The meeting was called to order at 7:00 P.M. by Vice-Chairperson, Eugene Spratt.

**Roll Call** – In attendance were Eugene Spratt, Jim Benko, Jill Hammond, Ken Simon and Jason Reed. Dave Lamb, was not in attendance.

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

Commissioner Lorraine Tindaro was also in attendance.

**Reorganization** – Mr. Spratt 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. Benko. No other nominations were offered. Mr. Spratt entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Mrs. Hammond made a motion to approve the nomination of Dave Lamb for Chairperson, which was seconded by Mr. Benko. Poll: all ayes

Mr. Spratt 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. Benko. No other nominations were offered. Mr. Spratt entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Mrs. Hammond made a motion to approve the nomination of Eugene Spratt for Vice-Chairperson, which was seconded by Mr. Benko. Poll: all ayes

**Approval of Minutes** – Mr. Spratt entertained a motion to approve the minutes of the November 13, 2012 Planning Commission meeting. The motion was so moved by Mr. Simon and seconded by Mr. Benko. Poll: Mr. Spratt aye, Mr.

Simon aye, Mr. Benko aye. Mrs. Hammond abstained, as she was not in attendance.

**Communications** – There were none.

**Public Comment** – There were none.

**Caln Plaza Popeye's LD & CU 2013** – In attendance were the applicant Scott Homel, Lou Colagrecio, Esquire and Gary Kulp, PE.

Discussion occurred with the following being noted:

- proposed project is an amendment to the Caln Plaza Land Development Plan that was approved in 2004;
- proposing a 1917 sq. ft. drive thru restaurant, which is smaller than the 3,000 square feet originally approved;
- Conditional Use is required for the drive thru;
- proposing 12 adjacent parking spots for the restaurant;
- all access points to the shopping center will be retained;
- Frank Tavani, PE, PTOE, traffic consultant reviewed the plan and traffic circulation within the center, noting no issues. The previous traffic study was also reviewed, noting the proposed project is less impacting than previously deemed;
- parking, circulation, crosswalks and/or signage discussed;
- the building façade, placement and aesthetics also discussed;
- the owner is hoping to attract more business/tenants to the shopping center, which will also help promote the Township's goals for the Lincoln Highway Enhancement Project.

Mr. Spratt entertained a motion to recommend approval of the Caln Plaza Popeye's Conditional Use 2013 plan to the Board of Commissioners, subject to completion of all comments as listed in the February 22, 2013 and February 25, 2013 review letters. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Mr. Spratt entertained a motion to recommend approval of the Caln Plaza Popeye's Land Development 2013 plan to the Board of Commissioners, subject to completion of all comments as listed in the February 22, 2013 and February 25, 2013 review letters. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

**Risbon Tract Minor SD 2013 (Earthcare Story)** – In attendance was the applicant, Keith Story.

Discussion occurred with the following being noted:

- Mr. Story and his wife have been attempting to accomplish this change of property lines for several years;
- they are proposing to purchase one piece of property from Scott Risbon's Earthcare property, changing the property lines creating a minor subdivision;
- the change would create a larger buffer from the Earthcare property;
- they've owned their property for several years, explained the history of the property and the creek which separated their parcels;
- legal documents have not been finalized on the transaction as yet;
- Mr. McClintock stated for record keeping the plans 90 day time clock started on February 14, 2013 to May 15, 2013.

Mr. Spratt entertained a motion to recommend approval of the Earthcare Story Minor Subdivision 2013 plan to the Board of Commissioners. 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.

Mr. McClintock stated for record keeping the plans 90 day time clock started on February 14, 2013 to May 15, 2013.

**Dunkin Donuts Waiver Request** – In attendance was the applicant, Amar Sinha.

Discussion occurred, with the following being noted:

- request to place an exterior cooler in the rear of the building, to allow more seating inside;
- entry into the freezer will be from inside the building and outside for deliveries;
- building interior will be remodeled;
- some landscaping/screening already exists.

Mr. Spratt entertained a motion to recommend approval of the Dunkin Donuts Land Development Waiver Request for an exterior freezer, with practical landscaping being reviewed prior to a decision by the Board of Commissioners. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes

The motion passed.

**Fairways Apartments Waiver Request** – In attendance representing the request was Bill Byerly of First Montgomery Group/The Fairways Apartments and Charles A. Dobson, PE.

Discussion occurred with the following being noted:

- request to install an enclosed refuse center for the complex, containing several recycling containers and a self-compactor;
- approximately 5000 sq. ft. of impervious area being added;
- creates a more aesthetic and “greener” environment;
- will help reduce trash truck traffic through the complex;
- dumpsters will eventually be phased out;
- landscaping will be done to buffer area;
- noise generated from the compactor will be minimal.

Mr. Spratt entertained a motion to recommend approval to the Board of Commissioners, the Fairways Apartments Land Development Waiver Request, subject to compliance of the February 26, 2013 review letter. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes

The motion passed.

**Old Business** – Mr. McClintock advised that within the coming months, the Commission will be reviewing changes/re-write of the Subdivision Ordinance and Stormwater Ordinance being stand alone ordinances.

**New Business** – None.

**Adjournment** – With no further business, Mr. Spratt entertained a motion to adjourn the meeting. Mrs. Hammond so moved the motion, which was seconded by Mr. Benko. The meeting adjourned at 8:10 P. M.

Respectfully submitted,  
Cheryl Lafferty  
Planning Secretary