



CALN TOWNSHIP PLANNING COMMISSION MEETING March 21, 2017

The Planning Commission held their regular meeting on Tuesday, March 21, 2017 in the Caln Township Municipal Building. The meeting was called to order at 7:20 P.M. by Chairperson Dave Lamb.

Roll Call – In attendance for the Planning Commission were Dave Lamb, Jill Hammond, Jim Benko, Ken Simon and John Robinson.

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

Others in attendance were Commissioners Jennifer Breton, John Contento and Tom Wilkes, PE, Cedarville Engineering Group, LLC.

Prior to addressing the Agenda Items Mr. Lamb officially welcomed John Robinson to the Planning Commission, filling the un-expired term of Eugene Spratt who resigned in January.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of February 21, 2017 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: Mr. Simon aye, Mr. Benko aye, Mr. Lamb aye, Mrs. Hammond aye. Mr. Robinson abstained. Motion passed.

Communications – None.

Public Comment – None.

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

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

The motion passed.

Bondsville Road Apartments LD 2013 – No one in attendance. Applicant met with staff and the Consulting Engineer this morning, and are working through the process. The extension agreement is valid until April 15, 2017.

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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 April 15, 2017.

The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. 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. Another review letter will be going out shortly. The extension agreement is valid until April 15, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the 301 Bondsville Road SD 2016 application, unless an extension of time is granted by the applicant prior to the current deadline of April 15, 2017.

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

The motion passed.

Wawa Reeceville LD 2016 – In attendance representing the plan were Michael Murray, Esquire Joel Kepner, Brandywine Holdings, L.P., applicant and Eric Britz, PE of Bohler Engineering.

Discussion occurred, noting the following:

- Applicant in attendance seeking Preliminary/Final Land Development Approval;
- Conditional Use was granted by the Board of Commissioners on February 23, 2017;
- Revised plans were submitted in January;
- Cedarville Engineering Group, LLC issued a review letter on March 16, 2017, which also included Becker Engineering's review letter of February 14, 2017;
- Applicant meet with staff and the Consulting Engineer today and worked through remaining details;
- Mr. Britz noted several comments in said review letters were not applicable, stating applicant will comply with all others, with the exception of the Waivers;
- Mr. Britz highlighted on the Eight Waivers as requested in his January 17, 2017 letter:
 - Section 137-15 regarding Preliminary/Final Plan Submittal;
 - Section 135-311.C relating to a smaller Stormwater Pipe;
 - Section 135-311.J.(3) relating to a no slope basin bottom;
 - Section 135-311.J.(10) relating to emergency spillway liner;
 - Section 135-311.J.(13) relating to stormwater basin within 50' of property line;
 - Section 137-50.B relating to placement/spacing of shade trees;
 - Section 137-50.C relating to placement of shade trees from Right-of-Way;
 - Section 137-66.E(9), 137-66.E(12) and 137-66.E(15) relating to requirements for the Environmental Impact Assessment, Fiscal Impact Analysis and Community Development needs;

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- Mr. Britz also referenced a 9th Waiver from Section 137-21.F relating to the height of the retaining wall being greater than 10', although this was not included in the January 17, 2017 Waiver Requests Letter;
- Mr. Lamb referenced some sensitivity relating to retaining wall issues in the past and safety concerns;
- Mr. Kepner advised the retaining walls are designed by experts, however he is agreeable to any inspections for safety issues with whatever timeframe is agreed upon, and will discuss any standards relating to same with Mr. Shippee, PE.
- It was noted there is a fence and guiderail located at the top of the retaining wall;
- Discussion regarding sidewalks occurred during the Conditional Use Hearing;
- Three options regarding sidewalks discussed, as well as a Fee in Lieu of;
- Sidewalks and safety reiterated;
- Construction of a partial sidewalk along the frontage of Wawa connecting to the CVS sidewalk is proposed and is one of the conditions as listed in the Conditional Use Decision & Order;
- Mr. Kepner reiterated no construction will occur until after the Strawberry Festival.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the Wawa Reeceville LD 2016 Preliminary/Final Plan contingent upon applicant satisfying all conditions referenced in Township and Consultant's review letters, inspection of the retaining walls as agreed upon by the Township's Consulting Engineer and applicant, payment of Fee in Lieu of for additional sidewalks along the property frontage and nine Waivers as noted above.

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

The motion passed.

4060 Edges Mill Stormwater – No one in attendance. No updates provided.

Floodplain Ordinance – 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.

Comp Plan Update – It was noted the Comp Plan Committee held The Public Information Meeting on March 21, 2017 at 6:45 P.M., prior to the Planning Commission Meeting.

The Comp Plan Update Session minutes are attached.

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 – Caln Pride Day is scheduled for Saturday, April 29, 2017. The Planning Commission will discuss their Adopt-a-Highway Cleanup to coincide with the date.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:55 P.M.

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

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary

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