



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING **July 23, 2013**

The Planning Commission held their regular meeting on Tuesday, July 23, 2013 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson David Lamb.

Roll Call – In attendance were David Lamb, Jim Benko, Jill Hammond, Ken Simon and Ex-Officio Member Jason Reed. Eugene Spratt was not in attendance.

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

Gregory E. Prowant, Township Manager conducted the meeting in absence of the Township Engineer due to his vacation. Commissioners Lorraine Tindaro and Joshua Young were also in attendance.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the March 26, 2013 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Simon. Poll: Mr. Lamb 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.

Bondsville Road Apartments LD 2013 – no one in attendance.

Mr. Lamb noted an extension agreement was received until October 31, 2013. The second review letter was forwarded to the applicant on July 22, 2013, with numerous items needing addressed before returning in front of the Commission. .

Jacoby Minor SD 2013- no one in attendance.

Noted for record keeping, the plans 90 day time clock expires on October 19, 2013 unless an extension is granted by the applicant.

Group Home Ordinance - Mr. Prowant advised the proposed ordinance has been duly advertised for adoption by the Board of Commissioners on July 25, 2013. Chester County Planning Commission has reviewed the proposed amendment and forwarded comments. The amendments reflect updated regulations relating to group homes in residential areas.

Mr. Lamb entertained a motion to make a recommendation to the Board of Commissioners, to approve the Group Homes Ordinance 2013-05 as presented. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Miscellaneous Zoning Ordinance Amendments – Before the Commission this evening is a draft Miscellaneous Zoning Ordinance Amendment, which was forwarded to Chester County Planning Commission for review and comments. The proposed ordinance grouped several miscellaneous amendments together:

- amending our Solar Ordinance ;
- amending telecommunications and wireless provisions;
- creating an Air Port Hazard Area as it relates to the G. O. Carlson Airport in Valley Township, regarding height and approval of tall structures.

No action occurred this evening, this item will be before the Commission again in the upcoming months.

Lincoln Highway Ordinance - Mr. Prowant stated the Township created the Lincoln Highway Advisory Committee several months ago, which has been meeting on a regular basis. Before the Commission this evening was a draft of the proposed ordinance, having been through several revisions. The ordinance has not been forwarded to Chester County Planning Commission for review and comment at this time.

Brief discussion occurred, with the following being noted:

- the proposed ordinance is oriented for new businesses and development, to improve our environment;
- attempting to make the process easier for potential developers;
- goal is to be as inviting as possible to help attract development;
- the committee is down to a few minor details, with the real issues being height and setbacks;
- attempting to make the ordinance as least restrictive as possible.

No action occurred this evening. Mr. Lamb asked everyone to review the proposed ordinance in detail and provide comments to him before the next Lincoln Highway Advisory Committee meeting.

Thorndale Revitalization Update – Mr. Prowant provided an update, noting the following:

- review of the new LERTA Map which now includes TV-1, C-1 and Industrial Zoning Districts;
- the County, Township and School Board have all approved the LERTA District;
- any new business properties being built will fall under the LERTA incentive;
- LERTA is a ten year program, with financial incentives;
- Township is receiving a lot of interest in the LERTA incentive;
- the first LERTA application has been processed, being Popeye's;
- Mr. Prowant stated the committee has been very busy attempting to draw development to the Township, and distributed a handout to the Commission;
- Delaware Valley Regional Planning Commission (DVRPC) sponsored a Marketing Event in Philadelphia in April, inviting the Township along with 14 other municipalities to make a presentation;
- a similar event will be held in September by the Western Chester County Chamber of Commerce (WCCCC);
- mailings along with a marketing study are also taking place;
- DVRPC will design a study in the fall for the Township;
- the Economic Development Council sponsors bus tours, which will include Thorndale.

No action occurred this evening.

Old Business – None.

New Business – Mr. Prowant and Mr. Young provided a brief update on Township projects:

- paving projects and schedule discussed;
- road repair work scheduled for Hazelwood Ave. and Humpton Rd.;
- completion of the sidewalk on N. Bailey Rd. from G. O. Carlson Blvd. to Ingleside Golf Course;
- Buchanan Drive sidewalk completion to G. O. Carlson Blvd. will be performed in the fall;
- Township refinanced their current debt Bond, earmarking most of the funds be used on capital infrastructure, including roof repairs to the

Township Building, new bathroom facility ordered for Lloyd Park, and creation of a Pedestrian Bridge at Acme.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. The meeting adjourned at 7:40PM.

To the best of my knowledge, this summarizes the minutes of the July 23, 2013 Planning Commission meeting.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary