



CALN TOWNSHIP PLANNING COMMISSION MEETING August 18, 2020

A work session was held at 6:30 PM to discuss agenda items.

The Planning Commission held their regular meeting on Tuesday, July 21, 2020 via Zoom as a virtual meeting. The meeting was called to order at 7:00 P.M. by Chairman, Ken Simon.

Roll Call – In attendance were Ken Simon, John Caporale, Jim Benko, John Thomas, Bill Schew, Jacob Bashioum and Michael Irwin.

Township Staff and Consultants in attendance were Bryan Kulakowsky, ARRO Engineering, Raymond Stackhouse, Director of Building and Life Safety, Pamela Henrichon, Planning Commission Secretary, Board of Commissioners' Liaison to the Planning Commission Lorraine Tindaro and the alternate Mark Evans.

Approval of July 21, 2020 meeting Minutes – Being no questions or discussion Mr. Simon entertained a motion for approval as submitted, moved by Mr. Caporale and seconded by Mr. Schew. Poll of members; all ayes, motion passes 7 – 0.

Agenda items:

- AGC Chemicals LD
- Chester County Sports Arena – Subdivision and Land Development Application
- The Willows at Valley Run – Conditional Use Application

No Representatives were present

Discussion Items:

- Land Development for AGC Chemicals. With a few things left for their conditions

The Proposal is to add an expansion of the warehousing and parking. They are looking for the warehouse to store their raw materials which will decrease the amount of truck traffic to the site. No sanitary sewer. There will be water and a fire hydrant across from the building. The landscaping, stormwater and lighting that are compliant with the ordinance. They still need NPDS approval. They have to get, prepare and submit a financial security agreement.

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They also need to do some water modeling to meet the fire code requirements to be compliant with our ordinance and the International fire code.

Mr. Simon entertained comments from the Commission; Mr. Caporale asked about their raw materials. Mr. Stackhouse said they don't make toxic or flammable products. What they do today is nonhazardous.

Mr. Simon entertained comments from the public. Marc Fox asked if there would be new employment offered with this project for our area. At this time they are taking employees from the other warehouse to work in this new facility.

Mr. Simon entertained a motion for action; Recommend Final Approval to the Board of Commissioners conditioned upon the applicant addressing comments in the June 8, 2020 Gilmore and Associates letter and the August 12, 2020 Arro consulting review letter. Mr. Thomas made a motion to recommend the Conditional Use with conditions seconded by Mr. Caporale. Poll of members; all ayes, motion passes 7 – 0.

- Chester County Sports Arena – Subdivision and Land Development Application

No Representatives were present. Withdrawn from the agenda

- The Willows at Valley Run – Conditional Use Application

In attendance for applicant John Jaros, John Randolph on behalf of the applicant, Mike Donovan and Dan Magno of Haley Donovan Architects, Amanda Schnider of D.L. Howell and Associates and Frank Tavani traffic engineer.

Discussion Items:

- Conditional Use for an apartment complex.

This is a 120 unit apartment complex located at 2131 Lincoln Hwy. The zoning district is C-1 highway commercial. The site is currently undeveloped a covered primarily with a mixture of wooded areas and dense vegetation. This will consist of 4 24 unit buildings, 2 12 unit buildings and 1 community building with parking, sidewalks, amenities and stormwater management. The project will be done in 2 phases. The first phase will be 3 eastern most buildings, the community building with the fitness center, top lot and half-court basketball amenities along with associated sidewalks, parking and stormwater management Phase 2 will include the remaining improvements consisting of the remaining 24 unit building on the east side of the stream the stream crossing and the 2 remaining buildings on the west side of the stream along with sidewalks, parking and stormwater management. Sewer disposal will be provided by the Caln Township Municipal Authority and connect to an existing sanitary sewer line. The water service will be provided by PA American Water and buildings will connect to an existing water main. There will a single ingress egress point that connects to Lincoln Highway. Parking reduction is being sought under section 155-43.G.3 with the Lincoln Highway overlay district. The project will use public transportation and is within 1

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mile of the Thorndale Train Station. Of the 120 dwelling units, 36 units will contain 3 bedroom units, 54 units will contain 2 bedroom units and 30 units will contain 1 bedroom units. The project will be partially funded by The Pennsylvania Housing Finance Agency commonly known as PHFA along with the Chester County Department of Community Development. This will be a mixed income rental community, offering units to individuals and families with a broad spectrum of incomes. Some units will target those with low to moderate incomes while others will be market rate with no income or rent restrictions. Ten percent of those units will target those with disabilities. The project proposes approximately 7 acres of disturbance and approximately 8 acres of open space will remain undisturbed. They have reviewed the Arroyo review letter dated August 11, 2020 and don't see anything insurmountable. A response letter will be given before their meeting with the Caln Board of Commissioners.

Mr. Simon entertained comments from the Commission; The Commissioners were concerned with the reduced number of parking spaces the applicant is proposing due to access to public transportation. The fire suppression system meets code but would not save the building, so an upgrade was discussed. They discussed only having one access point into the complex and suggested looking into another access point which would be beneficial in an emergency situation. They discussed the two phases and how there would be about 2 years in between phases.

Mr. Simon entertained comments from the audience;

Marc Fox also commented about the parking and that it should not be reduced.

Commissioner Mark Evans asked about the stairways and was told that they will be located inside. He also touched on the fire suppression system and felt it needed to be upgraded. Mark also felt that parking shouldn't be reduced. This way there's a spot for visitors. A bus stop will also be provided by the developer along with street lights and brick on the front of the building on Lincoln Highway.

Tony Disario – Is concerned with the traffic.

Commissioner Lorraine Tindaro – Touched on the overlay district and making sure brick would be used and the applicant said they planned on it.

Mr. Simon entertained a motion for action; Mr. Bashoum made a motion to recommend the Conditional Use without any conditions seconded by Mr. Schew. Poll of members; all ayes, motion passes 7 – 0.

Communications – None.

Old Business – Bryan Kulakowsky discussed the Small Wireless Facilities Ordinance. There were various pictures shown to give the Commissioners some ideas on options. Next month there will be discussion and potential action for the recommendations for the Board of Commissioners. The recommendations will be where and how you'd like to see them.

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Options include adding them to a street light, decorative poles, and on the side of a pole. Placement was discussed - in the right of way, put them on existing poles. Different standard will be established for Residential or Commercial. If there are no poles, a decorative pole or a pole that looks like a street light. Things will be looked over and this will be on the agenda for next month.

New Business- None.

Subdivision and Land Development Timeclock Dates:

- Chester County Sports Arena (Expires September 14, 2020)
- AGC Chemicals LD (Expires October 12, 2020)
- Hills at Thorndale Woods Final LD 2015 (Expires December 31, 2020)

Adjournment – With no further agenda items or Commission business, Mr. Simon entertained a motion to adjourn the meeting. The motion was moved by Mr. Benko and seconded by Mr. Schew. Poll of members; all ayes, motion passes 7 – 0. The meeting adjourned at 8:36 P.M...

To the best of my knowledge, this summarizes the minutes of the August 18, 2020 Planning Commission meeting.

Respectfully submitted,

Pamela Henrichon

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