



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING **September 23, 2014**

The Planning Commission held their regular meeting on Tuesday, September 23, 2014 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Jill Hammond.

Roll Call – In attendance for the Planning Commission were Jim Benko, Jill Hammond, and Ken Simon. Dave Lamb arrived at approximately 7:25.

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

Commissioner John D. Contento, Planning Commission liaison, was also in attendance.

Approval of Minutes – Mrs. Hammond entertained a motion to approve the minutes of the August 26, 2014 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Simon. Poll: all eyes

Communications – There were none.

Public Comment – There were none.

Bondsville Road Apartments LD 2013 – No one in attendance. Applicant continues discussions with staff. The extension agreement is valid until December 20, 2014.

Benne Norton Avenue LD 2013 – No one in attendance. The extension agreement is valid until November 30, 2014.

Creek Road Business Park Revised Final LD 2014 – In attendance was Lou Colagreco, Esquire, representing the applicant J. Loew & Associates/Softmart. Also in attendance were Tim Townes, Project Manager, Dave Gibbons, PE, DL Howell and Associates, and Mr. & Mrs. Guy Cicconi, owners of Softmart.

Discussion occurred, with the following being noted:

- Softmart is a computer software company, relocating from Downingtown;
- Creek Road Business Park previously received approval for Conditional Use, Special Exception and Land Development in 2008 for a 130,000 square foot Flex Space/Industrial Building;
- property is located on Parkside Drive & Rt. 282, involving 17 ½ acres;
- the previously approved use involved a much larger building and was approved as a flex space use;
- the amended revised plan is proposing 87,000 square foot Professional Office Space Building in the I-1 Zoning District, involving the 17 ½ acre site;
- utilizing public water and sewer;
- parking spaces adjusted to reflect the proposed use;
- realignment of Parkside Drive proposed;
- maintaining grading and stormwater previously approved;
- proposing a large landscape berm to buffer residential area;
- 10 foot high sound wall barrier still reflected on plan, applicant desires to reduce/eliminate this item based on revised use;
- vehicles will not enter past residential neighborhood, entrance will be via Parkside Avenue;
- NPDES Permit for previously approved plan is still valid;
- traffic report is being compiled and will be submitted shortly;
- preliminary traffic report calculated additional 31 A.M. peak hour trips and 63 P.M. peak hour trips;
- increase in traffic however cars versus semi-tractor trailers;
- proposing to dedicate Parkside Avenue to the Township;
- Conditional Use hearing is scheduled before the Board of Commissioners on October 23, 2014. Applicant would then return before the Planning Commission to receive a recommendation to present to the Board of Commissioners;
- project may also require a revision to the previously approved Special Exception for the property, depending on what FEMA's opinion is regarding the plan revisions.

It was the consensus of the Commission, to review the traffic report prior to rendering a decision. No action was taken on the plan this evening.

Wireless Communications Ordinance Amendment – Mr. McClintock, PE, CFM reviewed the proposed Zoning Ordinance Amendment with the Commission. The amendment is proposing to allow tower based wireless communication facilities in the Industrial District and Institutional District by Conditional Use, amending Matrix Charts and providing applicable requirements and establishing standards.

Mini cell towers are being anticipated involving Right of Ways in many municipalities. This proposed amendment will provide standards addressing such issues.

Mr. Lamb entertained a motion to recommend approval of the proposed Wireless Communications Ordinance Amendment 2014 as written and described. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes

The motion passed.

3515 Kings Highway Faddis Sketch 2014 – In attendance was Phil Lapp, Plant Manager of Faddis Concrete, on behalf of Robert Hess, President.

Discussion occurred, with the following being noted:

- a retaining wall failed due to heavy rain storms;
- applicant proposes to rebuild the retaining wall, and would like to slightly expand their building in conjunction;
- a review letter was issued noting possible waivers;
- as-built grading plan would need to be submitted;
- stormwater concerns and grading issues would need to be resolved;
- issues regarding lot lines would need to be addressed;
- a waiver for minor land development could be recommended due to the size of the project.

Mr. Lamb entertained a motion to recommend approval of the Minor Land Development Waiver for the 3515 Kings Highway Faddis Sketch 2014 project to the Board of Commissioners, with consideration being given to the conditions as listed in the September 18, 2014 review letter, specifically item 5. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

3521 Lincoln Highway Rudy Sketch 2014 – In attendance was the applicant and property owner, Mike Rudy, CPA.

Discussion occurred, with the following being noted:

- Mr. Rudy has owned the property since 1997;
- various potential developers have approached him in the past, to develop the property;
- applicant is before the Commission this evening, to see if the proposed Indoor Batting Cage Practice & Training Facility is a viable project;
- proposing an 18,000 square foot facility;
- property is located in the Thorndale Village District;
- Recreational Use requires 2 acres;

- applicant's two parcels total 1.9 acres:
 - a text amendment or relief granted by the Board would be required,
 - a reverse subdivision was also discussed;
- the intended use would also require a Conditional Use;
- the indoor baseball diamonds would be regulation size;
- a title search was completed and found no record of an easement between Mr. Rudy's property and the United Methodist Church;
- the use would generate a lot of additional traffic during prime hours;
- a cursory review was done on the Sketch Plan;
- Mr. Lamb questioned the Commission's thoughts conceptually with the use and lot size:
 - conceptually Mr. Lamb likes the proposed use and is o.k. with the lot size issue, however a more detailed/engineered plan is needed to review the details,
 - conceptually Mr. Simon agreed with Mr. Lamb,
 - conceptually Mr. Benko agreed with Mr. Lamb,
 - Mrs. Hammond's opinion is a detailed/engineered plan is needed before she is in a position to render any thoughts;
- Commissioner Contento stated the applicant will be before the Board of Commissioners on September 25, 2014 with his proposed project. As the proposed project is located on Lincoln Highway, Mr. Contento felt Mr. Rudy should attend the next meeting of the Lincoln Highway Committee scheduled for October 13, 2014, to ascertain their thoughts.

No formal action took place.

Old Business – None.

New Business –

Mr. McClintock, PE, CFM advised he is working on a stormwater management presentation to be given at an upcoming Floodplain Conference in Philadelphia. The information will also be discussed at a Board of Commissioners meeting, along with scheduling a seminar on same for public awareness.

It was mentioned that the Board of Commissioners approved the selection of URDC to assist the Township with revisions to the Comprehensive Plan, at their August 28, 2014 meeting. A Grant Application has been applied for.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 8:50 P.M.

To the best of my knowledge, this summarizes the minutes of the September 23, 2014 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary