



CALN TOWNSHIP PLANNING COMMISSION MEETING October 15, 2019

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

The Planning Commission held their regular meeting on Tuesday, October 15, 2019 in the Caln Municipal Building. The meeting was called to order at 7:00 P.M. by the Chairman, Ken Simon.

Roll Call – In attendance for the Planning Commission were Ken Simon, John Caporale, Jim Benko, John Robinson, Bill Schew and Michael Irwin. John Thomas was not in attendance.

Township Staff and Consultants in attendance were Pamela Henrichon, Planning Commission Secretary and Bryan Kulakowsky, PE, ARRO Consulting Inc. and Board of Commissioner Liaison to the Planning Commission Lorraine Tindaro.

Public in attendance were as follows:

Lou Colagreco with Riley Riper Hollin & Colagreco representing Wild Meadows and 1847-1855 E. Lincoln Hwy, Christopher Decre with Dunkin Brands for 1847-1855 E. Lincoln Hwy, Dan Glass with Robert E. Blue Consulting Engineering for 1847-1855 E Lincoln Hwy

Approval of September meeting Minutes – Mr. Simon entertained a motion to approve the minutes. The motion was so moved by Mr. Benko and seconded by Mr. Robinson. Poll: all ayes Motion, passed.

Communications – None.

Discussion Items:

- Wild Meadows – Revised Zoning Amendment

Mr. Colagreco discussed that the zoning amendment for Wild Meadows was changed as advised by the Planning Commission at the August 20th, 2019 meeting. The Planning Commission asked that the Commercial piece be taken out of the proposed Zoning

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Amendment. Mr. Colagreco explained that this was done. Ken Simon thanked him for coming.

- 95 Foundry Street

No one was in attendance. The Township Engineer had a few items that need to be addressed.

- The side yard setbacks are not shown along the proposed property line between the units.
- Waiver request A. should be revised to 137-14 1.B. (2).
- Waiver request D should be revised to 137-4.1.2.B (2) (j).
- Waiver request E should be revised to 137-14.1.B. (2) (j).
- The rest of the waivers requested on the plan are not necessary since the project qualifies as a minor land development in the Caln Subdivision Ordinance.

Mr. Simon asked for a recommendation for Conditional Approval for the Final Minor Land Development plan based on the review letter from ARRO dated October 9, 2019. The motion was moved by Mr. Caporale and seconded by Mr. Benko. Poll: all ayes Motion, passed.

- 1847-1855 E. Lincoln Highway – Sketch Plan

Mr. Colagreco showed the Caln Plaza shopping center and a Sketch Plan for a proposed Dunkin Donuts. It's location in on North Caln Road and Lincoln Highway. It would be where the old car wash was and where a 4 unit apartment building is. In order to put a Dunkin Donuts there they will need a Conditional Use approval for a drive thru. They will also need variance relief for the trash location because it's too close to the property line. For their sign they will also need a variance from the Zoning board. Their next step is to file applications with the Township for the Conditional Use and Zoning Variances.

- Sign Ordinance

The commission had a question regarding 350 ft. separation between signs. Is that just on the same property frontage? Or does it apply to all signs?

Project timeclock expiration dates:

Villages at Hillview valid until October 11, 2019

95 Foundry Street valid until December 16, 2019

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Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until December 26, 2019

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 26, 2019

Adjournment – With no further business, Mr. Simon entertained a motion to adjourn the meeting. The motion was moved by Mr. Caporale and seconded by Mr. Benko. Poll: all ayes. The meeting adjourned at 7:30 P.M.

To the best of my knowledge, this summarizes the minutes of the October 15, 2019 Planning Commission meeting.

Respectfully submitted,
Pamela Henrichon
Planning Secretary

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