



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING October 28, 2014

The Planning Commission held their regular meeting on Tuesday, October 28, 2014 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson Dave Lamb.

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

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

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the September 23, 2014 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. Spratt abstained, as he was not in attendance.

The motion passed.

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/CU 2014 – In attendance was Lou Colagreco, Esquire, representing the applicant J. Loew & Associates/Softmart. Also in attendance were Dave Gibbons, PE, DL Howell and Associates, Andreas Heinrich, PE, PTOE, Heinrich & Klein Associates, Inc. Traffic Consultant and Mr. & Mrs. Guy Cicconi, owners of Softmart.

Discussion occurred, with the following being noted:

- property is located on Parkside Drive & Rt. 282;
- the amended revised plan was proposing 87,000 square foot Professional Office Space Building in the I-1 Zoning District, involving the 17 ½ acre site;
- plan has been modified to reflect an 85,000 square foot building to remove the building and dumpster pad out of the floodplain;
- the Conditional Use Hearing was held on October 23, 2014, before the Board of Commissioners;
- the hearing record was held open to allow for a recommendation from the Planning Commission. The next hearing is scheduled for October 30, 2014;
- Frank Tavani, PE, PTOE, the Township's Traffic Consultant issued a review letter on October 24, 2014 noting three comments. The applicant agreed to such comments at the Conditional Use Hearing;
- Heinrich & Klein Associates, Inc. provided their review response addressing such comments on October 28, 2014;
- a dedicated turn lane will be installed on Creek Road, with lane widening on Parkside Drive;
- proposing to dedicate Parkside Avenue to the Township;
- residents in attendance of the Conditional Use Hearing were not opposed to the concept;
- project will require a Special Exception to address parking and floodplain issues;
- application will continue through the Land Development process.

Mr. Lamb entertained a motion to recommend approval of the Creek Road Business Park Conditional Use 2014 Application AKA Softmart, contingent upon applicant satisfying all comments in the October 24, 2014 review letter prepared by Frank Tavani, PE, PTOE of F. Tavani & Associates, Inc. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Old Business – None.

New Business – The November Planning Commission meeting is scheduled for Tuesday, November 18, 2014 at 7:00 P.M.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 7:20 P.M.

To the best of my knowledge, this summarizes the minutes of the October 28, 2014 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary