



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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## **CALN TOWNSHIP PLANNING COMMISSION MEETING November 17, 2015**

The Planning Commission held their regular meeting on Tuesday, November 17, 2015 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, Jill Hammond, Ken Simon and John Robinson, Jr., Ex-Officio Member.

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

Mr. Lamb requested a moment of silence in remembrance of Commissioner Jim Kruse. Condolences were also extended to the family for their loss, as well as appreciation for Commissioner Kruse's dedication and contributions to the Township.

**Approval of Minutes** – Mr. Lamb entertained a motion to approve the minutes of the October 20, 2015 Planning Commission meeting. The motion was moved by Mr. Spratt and seconded by Mr. Simon. Poll: Mr. Simon aye, Mr. Spratt aye, Mr. Lamb aye. Mrs. Hammond abstained. Motion passed.

**Communications** – There were no communications this month.

**Public Comment** – There were no public comments, as no one was in attendance.

**Dwell at Caln PRD 2011** – No one in attendance.

The plan has an expiration date of February 29, 2016. Awaiting applicant's response to review letter.

No action occurred this evening.

**Bondsville Road Apartments LD 2013** – No one in attendance.

The extension agreement is valid until February 25, 2016. The applicant will proceed with the application in 2016.

No action occurred this evening.

**Benne Norton Avenue LD 2013 – No one in attendance.**

The extension agreement is valid until December 17, 2015 as set by the Board of Commissioners.

No action occurred this evening.

**Royal Farms LD 2015 – No one in attendance.**

The extension agreement is valid until February 29, 2016.

No action occurred this evening.

**1-3 Fox Avenue SD 2015 – No one in attendance.**

The extension agreement is valid to January 14, 2016.

No action occurred this evening.

**Hills at Thorndale Woods Final LD 2015 – No one in attendance.**

The Hills at Thorndale Woods Final LD 2015 plan was accepted for review at this evening's Planning Commission meeting, starting the 90 day time clock for action to February 12, 2016.

No further action occurred.

**301 Bondsville Road Sketch 2015 – No one in attendance.**

Brief discussion occurred regarding the location and issues. The plan has been revised since being before the Commission in late 2014.

No action occurred this evening.

**3521 Lincoln Highway Rudy LD 2015 – No one in attendance.**

The 3521 Lincoln Highway Rudy LD 2015 plan was accepted for review at this evening's Planning Commission meeting, starting the 90 day time clock for action to February 15, 2016. Applicant has also submitted his Conditional Use application for the project.

No further action occurred.

**Comp Plan Update** – Discussion of the Comp Plan Update was held. A brief update of the last meeting was provided. It was noted that this evening's Comp Plan Update meeting was cancelled.

**Old Business** – The final Planning Commission meeting for the year is scheduled for Tuesday, December 15, 2015.

**New Business** – Meeting schedule for 2016 has been set, continuing on the third Tuesday of the month at 7:00 P.M.

**Adjournment** – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:15 P.M.

Prior to disbursing, applicant Joe Ippolito arrived for discussion of his project. Mr. Ippolito was advised all agenda items had been discussed, with no one in attendance, and the meeting was adjourned.

Mr. Lamb entertained a motion to re-open the meeting for discussion of the project at 7:20 P.M. The motion was so moved.

**301 Bondsville Road Sketch 2015** – Mr. Ippolito was in attendance to review his revised sketch plan with the Commission, and was seeking guidance and recommendations on moving forward with his plan.

Discussion occurred, with the following being noted:

- sketch plan application was previously before the Commission in November, 2014, reflecting three single family homes;
- revised plan reflects four units with two sets of twins;
- property is approximately 1 acre located on Bondsville Road at Meadow Drive;
- applicant met with PennDOT who reviewed the plan allowing four driveways onto Bondsville Road, however all agreed this was not an ideal situation and recommended two driveways with shared access;
- placement of the driveways, traffic, site distance and safety concerns discussed;
- Mr. Ippolito referenced several items on the Township Engineer's November 11, 2015 review letter, noting the following:
  - 6e: a Fee in Lieu of would be offered in place of the Open Space requirement. The Commission was receptive to this item.
  - 6g: proposing 25' right-of-way from center of road, most properties currently have 13'. Applicant questioned this issue, and was

- seeking direction from the Commission. The Commission noted this was an item that needed further discussion with staff.
- 6h: a Fee in Lieu of would be offered in place of installing curbing and sidewalks per requirements. The Commission was receptive to this item.
  - 6k: A street light currently exists at the intersection of Meadow Drive, which applicant believes this item was listed only as a Zoning comment, therefore not requiring an additional street light. Clarification is needed. However, dusk to dawn pole lights would be installed for each lot.
  - 6o: Per the applicant, requirement of an Environmental Impact Assessment Report does not apply stating our ordinance only requires this item with 15 or more houses. Clarification is needed.
  - 6p: Per the applicant, requirement of a Traffic Impact Study does not apply stating our ordinance requires this item over 100+ trips. Clarification is needed.
  - 7: Per the applicant, they will comply with the Township's Stormwater Management ordinance as best they can. Property is a wet area and does not perc well, rain gardens will be proposed however stormwater management has not yet been designed. Further discussion and review is needed.

Mr. Ippolito asked the Commission for direction on the shared common driveways and right of way issues, as well as their recommendation on proceeding to the Board of Commissioners with his plan in December.

Mr. Lamb advised the Commission was not in a position to make any recommendations on the sketch plan at this time, as further discussion and clarification is needed. Mr. Lamb also noted the Board of Commissioners would have two new Commissioners sworn in come January, 2016.

No formal action occurred this evening.

**Public Comment** – Township Resident Stuart Deets requested an update on the Bondsville Road Apartments LD, Dwell at Caln and Sai Temple expansion projects. Brief discussion occurred.

Mr. Deets raised concerns regarding the Sai Temple, and ongoing issues. He was advised to report any complaints to the Police Department for investigation and documentation.

Mr. Deets thanked the Commission for their services, and requested that consideration is given to long time residents when making decisions.

**Adjournment** – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 8:00 P.M.

To the best of my knowledge, this summarizes the minutes of the November 17, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary