



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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## **CALN TOWNSHIP PLANNING COMMISSION MEETING November 18, 2014**

The Planning Commission held their regular meeting on Tuesday, November 18, 2014 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Vice-Chairperson Eugene Spratt.

**Roll Call** – In attendance for the Planning Commission were Eugene Spratt, Jim Benko, Jill Hammond and Ken Simon. Chairperson Dave Lamb arrived at approximately 7:20 P.M.

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

**Approval of Minutes** – Mr. Spratt entertained a motion to approve the minutes of the October 28, 2014 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes.

The motion passed.

**Communications** – There were none.

**Public Comment** – There were none.

**Caln-Horseshoe LP Zoning Text Amendment** – In attendance was Lou Colagreco, Esquire representing the applicant Caln- Horseshoe LP, Carl Freedman, developer and Greg Richardson, Traffic Consultant with Traffic Planning and Design.

Discussion occurred, with the following being noted:

- properties involved are 50 Rock Raymond Road, 100 Rock Raymond Road and 5031 Horseshoe Pike;
- property is currently zoned C-2 Regional Commercial District and Route 30 Bypass Interchange Overlay District;
- applicant has filed a Zoning Text Amendment to allow a convenience store use in the Route 30 Interchange Overlay District;

- proposing a 5000 square foot Royal Farms convenience store, with eight gas pumps;
- regulations allow six pumps;
- application will be revised to reflect eight gas pumps;
- other possible uses would be:
  - medical use/urgent care;
  - retail or service oriented;
  - banking;
- 36 parking spaces required, proposing 75 parking spaces;
- PennDot gave a cursory review earlier today, and appeared receptive to the concept;
- adjoining residential areas and buffering discussed;

Mr. Lamb entertained a motion to recommend approval of the Caln-Horseshoe LP Zoning Text Amendment with a maximum of eight gas pumps totaling 16 fueling stations and convenience store use be permitted in the C-2 Regional Commercial District and the Route 30 Interchange Overlay District for the proposed Royal Farms project. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes

The motion passed.

**Creek Road Business Park Revised Final LD/CU 2014** – In attendance was Lou Colagreco, Esquire, representing the applicant J. Loew & Associates/Softmart. Tim Townes of J. Loew & Associates and Dave Gibbons, PE, DL Howell and Associates.

Discussion occurred, with the following being noted:

- plan expires on December 20, 2014;
- two Conditional Use Hearings have been held, with the Board taking into consideration the recommendation of the Planning Commission;
- meeting with PennDot earlier today with positive conversation;
- anticipate construction early 2015;
- applicant seeking Final Land Development approval this evening;
- a review letter was issued last month regarding traffic;
- some minor issues regarding sewer being addressed.

Mr. Lamb entertained a motion to recommend approval of the Creek Road Business Park Revised Final LD 2014 plan AKA Softmart, contingent upon approval of the Conditional Use, approval of the Special Exception, and applicant satisfying all comments in the October 15, 2014 Township review letter and consultants. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes

The motion passed.

**Bondsville Road Apartments LD 2013** – No one in attendance. Applicant continues discussions with staff. The extension agreement is valid until March 31, 2015.

**Benne Norton Avenue LD 2013** – No one in attendance. Applicant has retained a new engineering firm and anticipate presenting new plans. The extension agreement is valid until February 26, 2015.

**4214 Lincoln Highway Sketch 2014** – In attendance was the applicant Douglas Dunghe and Rick Evans of ReMax Professionals.

Discussion occurred, with the following being noted:

- cursory review of sketch plan completed;
- proposing a used car dealership and auto repair garage located at 4214 West Lincoln Highway;
- inventory would be between 15 to 20 vehicles;
- the property in question is the old Amish Market Place and is currently listed as condemned;
- Mr. Dunghe advised the property is under agreement of sale to another investor, however he wanted to pursue his application should he become the equitable owner;
- application and plan lacked details;
- lack of acreage an issue;
- challenge of three acres over two parcels;
- property has a very limited use;
- the Commission was not opposed to proposed use;
- Mr. Lamb will discuss with the Lincoln Highway Committee to obtain their thoughts on the concept.

It was the consensus of the Commission that if Mr. Dunghe becomes the equitable owner of the property, to come back and present his application to the Board of Commissioners.

No formal action took place this evening.

**301 Bondsville Road Sketch 2014** – In attendance was the applicant, Joe Ippolito of Compass Development.

Discussion occurred, with the following being noted:

- cursory review of sketch plan completed;

- Mr. Ippolito's company is under agreement of sale for the property at 301 Bondsville Road;
- property is located in the R-4 Zoning District;
- proposing three single family dwellings utilizing public water & sewer;
- applicant states they have Act II Clearance from PaDEP;
- applicant has a clean Phase I Environment Assessment;
- PennDOT has been out to review the site proposing three driveways on Rt. 340, with some reservations;
- a single family home along with a double was discussed, with a common driveway;
- stormwater is an issue;
- sidewalks would be requested;
- street lighting would be a requirement;
- the use is permitted by right.

It was the consensus of the Commission that Mr. Ippolito present his application to the Board of Commissioners for direction.

No formal action took place this evening.

**Old Business** – None.

**New Business** – 2015 Meeting Schedule. Discussion occurred regarding the monthly meeting schedule, and it was the consensus of the Commission to change their schedule.

Mr. Lamb entertained a motion to recommend changing the monthly meeting schedule from the fourth Tuesday of every month at 7:00 P.M., to the third Tuesday of every month at 7:00 P.M. to become effective with the January 20, 2015 meeting.

The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

**Adjournment** – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 8:20 P.M.

To the best of my knowledge, this summarizes the minutes of the November 18, 2014 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary