



CALN TOWNSHIP PLANNING COMMISSION MEETING JANUARY 21, 2020

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, January 21, 2020 in the Caln Municipal Building, The meeting was called to order at 7:00 P.M. by Chairman, Ken Simon.

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

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

Public in attendance were as follows:

Representing Christian Faith Fellowship Church; John Jaros, Riley Riper Hollin & Colagreco, and Christopher Daily P.E., D.L. Howell.

The Planning Commission held its 2020 Reorganization. Mr. Caporale made a motion to nominate Ken Simon as the Chairman. Mr. Thomas seconded the motion Poll: all ayes Motion, passed. Mr. Thomas nominated John Caporale as Vice Chair. Mr. Simon seconded the motion. Poll: all ayes Motion, passed.

Approval of December meeting Minutes – Mr. Caporale discussed the changes to the minutes to reflect the Planning Commission's recommendation to remove the 300-foot separation requirement in proposed section 155-153.F because only the current ordinance only permits one (1) freestanding sign per lot frontage. Mr. Simon entertained a motion to approve the amended minutes. The motion was so moved by Mr. Benko and seconded by Mr. Caporale Poll: all ayes Motion, passed.

Communications – None.

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Discussion Items:

- Christian Faith Fellowship Church Final Plan (Expires April 13, 2020)
Mr. Jaros talked about Phase 1 and how they are looking for Final Plan Approval. Mr. Simon entertained a motion for Conditional Final Approval based on the December 12, 2019 ARRO letter, the October 21, 2019 Gilmore and Associates Letter, if the layout of the site needs to be adjusted based on the aforementioned letters, the revised plan will have to come back to the Planning Commission. The motion was so moved by Mr. Benko and seconded by Mr. Thomas. Poll: Mr. Caporale abstained all other commissions ayes motion passed.
- AGC Chemical
Mr. Simon made a motion to recommend approval to the Board of Commissioners conditioned upon the applicant satisfactorily addressing all the comments in the December 12, 2019 ARRO letter, the January 13th 2020 Gilmore Sanitary Sewer Review Letter and recommended support of 4 waiver requests; Section 137-15.b.8 to permit a map scale of a minimum 800 ft., Section 135-311.C to allow minimum pipe slope of ½% and to allow the minimum pipe size of 15 inches, Section 135.311. K Underground Stormwater detention beds may be utilized in lieu of open basins where soils are determined to be suitable for infiltration and where runoff to the underground detention bed will not create adverse conditions, as determined by the Township Engineer, Section 137.66 Environmental impact assessment report. A carbonate geology report containing all related items from Section 137.66 shall be provided in lieu of the full EIA report. The motion was moved by Mr. Caporale and seconded by Mr. Thomas. Poll: all voted ayes for Motion, passed
- Dunkin Donuts
No one in attendance. They will be at the next meeting.

New Business- None

Project timeclock expiration dates:

Villages at Hillview Final LD valid till April 18, 2020.

Dwell at Caln PRD 2011 –The extension agreement is valid until March 31, 2020.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until March 30, 2020.

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. Thomas Poll: all ayes Motion, passed. The meeting adjourned at 7:54 P.M.

To the best of my knowledge, this summarizes the minutes of the January 21, 2020

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Planning Commission meeting.

Respectfully submitted,
Pamela Henrichon
Planning Secretary

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