



CALN TOWNSHIP PLANNING COMMISSION MEETING December 17, 2019

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

The Planning Commission and Raymond Stackhouse, Director of Building and Life Safety, thanked Mr. John Robinson Jr. for his years of service on the board. This was the last meeting Mr. Robinson will be attending as a Commissioner. Thanks for everything!

The Planning Commission held their regular meeting on Tuesday, December 17, 2019 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, John Robinson, John Thomas, Bill Schew and Michael Irwin.

Township Staff and Consultants in attendance were Pamela Henrichon, Planning Commission Secretary and 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 the Dwell at Caln; Lou Colagreco, Riley Riper Hollin & Colagreco, Clay Chandler, applicant Greg Richardson, Traffic Engineer, and Christopher Daily P.E., D.L. Howell. Representing AGC Chemical; Rick Bates, applicant and Andy Eberwein, Edward B. Walsh and Associates.

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

Communications – None.

Discussion Items:

- Dwell at Caln - The extension agreement is valid until March 31, 2020.

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Mr. Colagreco showed the original plan from July 12, 2012 and what the new plan looks like. The plan originally was 240 apartments and 29 townhome rentals. Now it will be 200 apartments and 200 townhomes. There was a recommendation to talk with the Township Landscape Consultant regarding the southern border area and placement and positioning of trees. They have received her letter and will go with the recommendation. They are waiting for the approval from Penn Dot. They will do whatever upgrades are needed and have a traffic light installed at the entrance. They are looking for waivers for 135-311.D of the Caln Township Subdivision and Land Development Ordinance to allow Stormwater piping to exceed 7% maximum slope. They have some of the roads in that area that go to 10 % so the pipes would generally follow that same slope and 137-43.A of the Caln Township subdivision and land development ordinance to not require installation of sidewalks on both sides of new streets, sidewalk is proposed only on one side of the main boulevard into the site. Mr. Simon made a conditional approval upon addressing the comments in the 11/15/19 ARRO letter, the 12/12/19 Glackin Thomas Panzak review letter and recommending support of the 2 waivers that are requested. The motion was moved by Mr. Thomas and seconded by Mr. Benko. Poll: all voted ayes for Motion, passed

- Christian Faith Fellowship Church Final Plan (Expires January 13, 2020)

No one was in attendance.

- AGC Chemical

Mr. Bates discussed how they would like to build a 22,000+/- square foot addition. Where they would end up employing another 6 to 8 people hiring them gradually. Part of the facility would be for storage and a small part would be manufacturing a dry polymer compound. A letter was received from the county suggesting to utilize reserve parking which they don't need for their work force. The other suggestion would be for a lawn or landscaping and they design the Stormwater to support that. They are also doing testing for limestone. The company has reduced their water capacity by 20% so with the added production line they will be down below what they were using at their highest peak. They are looking for two additional waivers for 135-311.C Minimum grade, size and cover. All storm drainpipes shall be designated to maintain a minimum grade of 1% unless otherwise approved by the Board of Commissioners. All storm pipes, other than those used for roof drains and street subbase underdrains, shall have a minimum inside diameter of 18 inches. The applicant is requesting to use 15" diameter pipe as well as a minimum slope of 0.5% instead of the ordinance requirements of an 18" diameter and 1.0% minimum. The other waiver is for 137-15.B.8: A key map for the purpose of locating the site to be subdivided or developed, at a minimum scale of 2,000 feet to the inch showing the relation of the tract to adjoining property and to all streets, roads and municipal boundaries existing with 1,000 feet to any part of the property proposed to be subdivided or developed. They would like to do a minimum scale of 800 feet to the inch. 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 and recommend support of the 2 waiver requests 137-15.b.8 to permit a map scale of a minimum 800 ft. and 135-311.C to allow minimum pipe slope of ½% and to allow the minimum pipe size of 15 inches. The motion was moved by Mr. Thomas and seconded by Mr. Caporale. Poll: all voted ayes for Motion, passed

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- Sign Ordinance

The Commission has a recommendation to change the language in section 155-153.F take out 300 ft. from the ordinance as the 1 sign per property is already stated. The motion was moved by Mr. Benko and seconded by Mr. Caporale. Poll: all voted ayes for Motion, passed

New Business- None

Project timeclock expiration dates:

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 8:15 P.M.

To the best of my knowledge, this summarizes the minutes of the December 17, 2019 Planning Commission meeting.

Respectfully submitted,
Pamela Henrichon
Planning Secretary

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