



CALN TOWNSHIP PLANNING COMMISSION MEETING
January 22, 2019
Amended On March 20, 2019

The Planning Commission held their regular meeting on Tuesday, January 22, 2019 in the Caln Township Municipal Building, The meeting was called to order at 7:00 P.M. by Ken Simon.

Roll Call – In attendance for the Planning Commission were Ken Simon, Jim Benko, John Robinson, and John Caporale.

Also in attendance was Pamela Henrichon, Planning Commission Secretary and Bryan Kulakowsky, PE, ARRO Consulting Inc.

Also in attendance was Commissioners Lorraine Tindaro. Mark DeYonny, Chris Parr and Tom Parr. Downingtown Investors and Lou Colagreco for 50 Rock Raymond Rd Taco Bell and Jagger Investments Gary Toll and Dave Gibbons

Approval of Minutes – Mr. Simon entertained a motion to approve the minutes of December 18, 2018 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mr. Caporale. Poll: all ayes Motion passed.

Communications – None.

Discussion Items:

15 Fox Avenue Sketch Plan- No one in attendance

Downingtown Investors, LLC/Taco Bell –

- Lou Colagreco discussed waivers from The Arro Review Letter Dated January 21, 2019, Albert Federico Consulting Letter Dated Jan 8, 2019, and the Gilmore & Associates Letter dated November 15, 2018
- The Applicant is requesting the following waivers:
- SWMO 135-306 – Infiltrate Stormwater
- SWMO 135-307.A – Stream channel erosion and associated water quality impacts to the receiving waters.
- SWMO 135-308.A –Post construction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates.
- SWMO 135-307.D – Provide an orifice 3 inches in diameter for the outlet structure from the BMP
- SWMO 135-311.C – All Stormwater drain pipes maintain a minimum grade of 1%

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- SWMO 135-311.J.13 – Ordinance section does not apply
- SWMO 135-311.K- Underground Stormwater facility bottom slope
- SALDO 137-9.A – Requires a Separate Preliminary and Final Plan Approval
- SALDO 137-50 – Shade trees shall be planted with a minimum caliper of 3 inches at forty-foot intervals along Rock Raymond Road.

A motion was made by Mr. Simon to support seven (7) of the waivers discussed. The Planning Commission is recommending that the Board not grant the relief requested for section 135-311.J.13 because the ordinance does not apply, and SALDO section 137-9.A to grant preliminary/final approval and recommend the Board grant preliminary approval conditioned upon addressing all comments contained in the ARRO letter dated January 18, 2019, the Albert Federico Consulting letter dated January 18, 2019 and the Gilmore & Associates December 12, 2018 letter.. Motion was seconded by Mr. Robinson. Poll: Mr. Benko aye, Mr. Simon aye, Mr. Robinson aye, Mr. Caporale aye. Motion passed.

150 Parkside-
Dave Gibbons and Gary Toll

Mr. Gibbons discussed the following:

- SWMO 135-306.D & E- Infiltration volume and runoff volume
- SWMO 135-311 – Stormwater drains maintain a minimum grade of 1%
- SWMO 135-311.F – The rate of Stormwater runoff from any proposed subdivision of land development shall not exceed the rate of runoff prior to development.
- SWMO 135-311.J – The bottom of the basin shall have a minimum slope of 2% required in order to promote bio-filtration of Stormwater.
- SWMO 135-311.J – The minimum distance between a Stormwater management basin and the property line or street right-of-way shall be 50 feet, measured from the center point of the top of the berm of the basin.
- SALDO 137-9 – Preliminary/Final Plan submission
- SALDO 137-25.A – All blocks in a subdivision shall have a minimum length of 500 feet and maximum length of 1,600 feet.
- SALDO 137-31.E – Fee in lieu of dedication of land.
- SALDO 137-37.A – The minimum radius of the center line for horizontal curves on local streets, 150 feet
- 137-40.H – Curbing shall be provided on all minor, collector and marginal access streets and as required by the Board on major traffic streets.
- 137-42.A – Curbing as stated above or a 6 foot stabilized shoulder
- SALDO 137-40.I – Sidewalks shall generally be required for residential and commercial areas, but the Board may waive for low density residential areas.
- 137-43.B – Sidewalk are required to continue to existing developments.

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- SALDO 137-43.D Sidewalks shall be located within the street right-of-way one foot from the right-of-way.
- SALDO 137-44.1.A – Zone 2 managed buffer zone

Amended entry as per motion by Mr. Caporale and approved by commission vote:

The discussion that took place at the January Planning Commission meeting included discussion of an alternative to curbing on the approach roads being provided with a shoulder as is described in the pertinent ordinance. The applicant at the time objected to the alternative due to existing Peco facilities would have to be moved. Subsequently the applicant was asked for a reason justifying the request to not provide the curbs and sidewalks as required by the relevant ordinances and he had no response. Mr. Caporale specifically asked him if it was simply that the developer didn't want to provide the mandated infrastructure, to which he nodded agreement.

A motion was made by Mr. Simon supporting 11 of the 13 waivers not including Number 10 and 11 (curbing and sidewalks) the POC is recommending not to grant these 3 waivers 137-42.A, SALDO 137-40.1 and 137-43.B and recommend preliminary/final approval conditioned upon addressing all comments contained in the ARRO letter dated January 18, 2019. Also, the Albert Federico Consulting letter dated January 18, 2019 and Gilmore & Associates letter dated December 12, 2018. Motion was seconded by Mr. Benko Poll: Mr. Benko aye, Mr. Simon aye, Mr. Robinson aye, Mr. Caporale aye. Motion passed.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until 4/15/19

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until 3/31/19.

Downingtown Investors, LLC/Taco Bell valid until 3/31/19

150 Parkside valid till 4/21/19

1103 Foundry Street Sketch 2017 no expiration

281 Norton Ave Benne Sketch 2017 no expiration

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Adjournment – With no further business, Mr. Simon entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 8:10 P.M.

To the best of my knowledge, this summarizes the minutes of the January 22, 2019 Planning Commission meeting.

Respectfully submitted,
Pamela Henrichon
Planning Secretary

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