



# CALN TOWNSHIP

## DEPARTMENT OF ENGINEERING

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## **CALN TOWNSHIP PLANNING COMMISSION MEETING** **August 18, 2015**

The Planning Commission held their regular meeting on Tuesday, August 18, 2015 in the Caln Township Municipal Building. It was noted that the July Planning Commission meeting was cancelled. 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, Jill Hammond, Ken Simon and John Robinson, Jr., Ex-Officio Member.

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

Others in attendance were Commissioners' John Contento and Lorraine Tindaro, Gregory E. Prowant, AICP, Township Manager, residents Marc Fox, Noel Bernard and Anthony Verwey, Charles Schmehl of URDC, along with Sean O'Neill and Mark Gallant of the Chester County Planning Commission.

**Approval of Minutes** – Mr. Spratt entertained a motion to approve the minutes of the June 16, 2015 Planning Commission meeting. The motion was moved by Mrs. Hammond and seconded by Mr. Simon. Poll: all ayes. Motion passed.

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

**Public Comment** – There were no public comments this month.

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

Per the Township Engineer, the plan has an expiration date of September 14, 2015. Revisions have been submitted and staff is in conversation with the developer.

As a matter of procedure, Mr. Spratt entertained a motion to recommend denial of the Dwell at Caln PRD 2011 plan, unless an extension is submitted prior to September 14, 2015.

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. The extension agreement is valid until September 30, 2015.

Per the Township Engineer the project has been somewhat dormant, however in conversations with the developer submission of a Special Exception application is anticipated.

As a matter of procedure, Mrs. Hammond entertained a motion to recommend denial of the Bondsville Road Apartments LD 2013 plan, unless an extension is submitted prior to September 30, 2015.

The motion was so moved by Mr. Simon and seconded by Mr. Spratt. Poll: all ayes

The motion passed.

**Benne Norton Avenue LD 2013** – No one in attendance. The extension agreement is valid until August 26, 2015.

It was noted that Mr. Benne recently appeared before the Board of Commissioners, and was granted an extension until December 17, 2015. Township is awaiting revisions.

No action occurred this evening.

**2131 Lincoln Highway Sketch 2015** – In attendance representing the plan were Denny Howell, P.E., D. L. Howell & Associates, Inc., Jill E. Nagy, Esquire, Summers Nagy Law Offices, Jerry Murphy, Vice President of Construction, Metropolitan Building Group and Donald A. Haas, Project Manager, Bogia Engineering Inc.

Discussion occurred, with the following being noted:

- a text amendment was previously submitted under a different applicant;
- Metropolitan Development has the property under Agreement of Sale;
- applicant is proposing to combine three parcels consisting of approximately 15 acres;
- wetland area involved;
- stormwater management issues will need addressed;
- a meeting was held with staff and review comments forwarded;

- Bogia Engineering Inc. will be conducting a Traffic Study and determine what improvements are needed to the intersections;
- no traffic signal being proposed at this time;
- applicant is proposing:
  - 192 apartment units on slabs, no basements
  - 32 apartments per building, each unit containing sprinklers
  - one to three bedrooms units, with anticipated rental of approximately \$900 to \$1,200 per month
  - four floors involved
  - 2 parking stalls per unit
  - single access to Lincoln Highway, which will need to be discussed with PennDOT;
  - property will consist of the apartments, rental office, and a clubhouse with a pool, fitness center and multi-purpose room
  - internal sidewalks within the community
  - Metropolitan Development will own, manage and maintain the property
  - targeting young professionals, singles and people interested in downsizing
  - four trash stations within the complex, with service provided by a private contractor
  - sewer by gravity
  - construction first or second quarter of 2017, with occupancy in 2018
  - submittal of a Conditional Use and Preliminary/Final Land Development applications.

Upon further discussion, the following comments were noted to be forwarded to the Board of Commissioners for consideration:

- site should have two access points for safety/emergency reasons;
- Mrs. Hammond noted her opinion of the area being the Route 30 Business corridor, not appropriate for apartments on this site;
- site should contain a Bus Depot for school children's safety;
- the Commission encouraged the expansion of sidewalks in both directions on Lincoln Highway.

**3521 Lincoln Highway Sketch 2015** – In attendance were the applicant and property owner Mike Rudy, and Jack Robinson, P. E. of JMR Engineering.

Discussion occurred, with the following being noted:

- applicant was previously before the Planning Commission in September, 2014 with an informal Sketch Plan concept;
- a cursory review letter was forwarded for the current submittal and reviewed;

- property is located in the Thorndale Village District;
- applicant's two parcels total 1.9 acres;
- one lot is already non-conforming;
- proposing an 18,000 square foot Indoor Batting Cage Practice & Training Facility, with 14 cages and 2 in-fields;
- the current CPA business would remain on the existing site; with the addition of the proposed facility;
- Recreational Use requires 2 acres;
- a text amendment or relief would need to be granted by the Board of Commissioners;
- the intended use would also require a Conditional Use;
- stormwater is shown to the rear of each lot, with individual systems;
- safety concerns noted with open retention basins;
- proposing 37 parking spaces for recreational use and 11 parking spaces for office use, spaces would be shared due to some of the hours of operation;
- applicant has a letter from Thorndale UME Church, allowing shared parking if needed for the past 18 years;
- no bus parking is being proposed, as it would be parent drop off;
- single access to Lincoln Highway being proposed, and discussion is required with PennDOT;
- applicant was hoping to receive a recommendation for the Conditional Use this evening, to proceed with scheduling a hearing;
- in order for the Conditional Use Hearing to be scheduled, applicant will need to submit a Conditional Use application along with a full Preliminary Land Development plan, as well as a Traffic Study, a Geotechnical Report and Environmental Impact Assessment for review.

The following comments were noted to be forwarded to the Board of Commissioners for their consideration:

- the Commission was receptive to the recreational use; however there was uncertainty as to whether it was appropriate for this site;
- concerns regarding parking issues;
- it was the opinion of the Commission, the decision regarding the requested zoning relief as permitted by the ordinance, should be made by the Board of Commissioners.

**4060 Edges Mill Road Sketch 2015** – In attendance representing the applicant, Vincent Antonini were John Jaros, Esquire and Denny Howell, P.E.

Discussion occurred, with the following being noted:

- property is located in the C-2 Zoning District;

- applicant is proposing a 31,300 square foot flex building, on 4.6 acres;
- proposing one access through a shared driveway via Edges Mill Road, requiring discussions with PennDOT;
- site located within the Flood Hazard District;
- public water and sewer are a requirement;
- extension of water service to site, is cost prohibitive;
- firefighting requirements are for public water, however being a flex use they're proposing a "dry system" along with the private well;
- a Variance application would be required to the Zoning Hearing Board, to grant relief for the public water requirement;
- applicant would accept a condition to tie into public water, should it ever become available in this area.

It was the consensus of the Commission if the proposed use meets the Fire Code, there was no objection to the applicant proceeding to the Zoning Hearing Board to request a Variance for the public water requirement.

**Comp Plan Update** – Discussion of the Comp Plan Update was held. A brief update of the last meeting was provided.

**Old Business** – None.

**New Business** – None.

**Adjournment** – With no further business, Mr. Spratt 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 August 18, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary



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### **2015 Comp Plan Update Session 4 Minutes August 18, 2015**

The Comp Plan Committee held their fourth session on Tuesday, August 18, 2015 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting. It was noted the July Planning Commission meeting and 2015 Comp Plan Update session were cancelled.

In attendance for the Planning Commission were Eugene Spratt, Jill Hammond, Ken Simon and John Robinson, Jr., Ex-Officio Member.

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

Other committee members in attendance were Commissioners' John Contento and Lorraine Tindaro, and residents Marc Fox, Noel Bernard and Anthony Verwey. Also in attendance were Gregory E. Prowant, AICP, Township Manager, Charles Schmehl of URDC, along with Sean O'Neill and Mark Gallant of the Chester County Planning Commission (CCPC).

The session started with Mr. Schmehl highlighting on the following materials: Summary of the Preliminary Assessment for Transportation Capital Improvements Projects, Goals: The Overall Direction of this Plan, and Draft Land Use & Housing Plan.

Discussion occurred, with some of the items to note:

- Normal process is to:
  - start with background studies and analysis
  - goals and objectives
  - recommendations and alternatives
  - general consensus of issues
  - land use
  - transportation
  - natural features and preservation
  - how to implement
  - public meetings

- Vision Statement and Mission Statement were reviewed and wording suggestions were noted by Mr. Schmehl;
- Mr. Schmehl reiterated to email any questions, suggestions or comments to him for revision or inclusion;
- Goals were previously discussed, and are listed for review and comment;
- Land Use & Housing topic of tonight's discussion;
- Cluster Developments discussed, noting Open Space Developments is a preferred term, allowing flexibility for housing but preserving Open Space;
- Suggested performing a Yield Plan;
- Adjust current Cluster standards to serve a public purpose;
- Provide density incentives;
- The Township completed a Real Estate Analysis in 2000-2001 which remains as the basis for the fee in lieu of open space criteria;
- Residential Categories: Low Density, Low Medium Density, Medium Density, Medium High Density and previously approved PRD's highlighted;
- Barley Greens, Hillside and Dwell at Caln PRD's discussed and should be reflected on Zoning Map as PRD's;
- Suggested the 25 acres restriction of Open Space too strict, adjust to 10 acres with 5+ acres if you can add on to an existing Open Space;
- Thorndale Village District with a mixture of residential and commercial properties discussed;
- Mrs. Hammond noted her opposition of apartments being built on Lincoln Highway, as it is the Business District;
- Discussion occurred regarding sites that could reflect possible restaurants, retail stores and business offices on the ground floor, with apartments above;
- Reference was made to such a four story project in West Chester under construction;
- A development in Lancaster was viewed for comparison, where residential and commercial properties are blended;
- Promoting homeownership was encouraged and noted;
- URDC is suggesting the combination of the Highway Commercial, Interchange Commercial and Interchange Overlay Districts all be combined under Highway Commercial, as there are too many Overlay Districts;
- Suggestion was also made to change the Industrial District to Light Industrial and create a General Industrial District to control heavy industrial uses;
- Floodplain was discussed, questioning if we want to be more restrictive. We need to think about Floodplain Impacts;
- Possible controls and incentives for Historic properties discussed;
- Mr. Schmehl will provide a schedule of when the Committee will meet and proposed agenda for that meeting.

In order to be efficient everyone was reminded to complete your homework, read and provide feedback and be productive.

Everyone was asked to bring their binders to each meeting, for new materials and discussion.

The session ended at 9:50 P.M.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary