



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING **December 15, 2015**

The Planning Commission held their regular meeting on Tuesday, December 15, 2015 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson Dave Lamb.

Roll Call – In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, 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 Gregory E. Prowant, AICP, Township Manager, Commissioners' John Contento and Lorraine Tindaro and residents Noel Bernard and Anthony Verwey, Charles Schmehl of URDC, along with Mark Gallant of the Chester County Planning Commission and Kristin S. Camp, Solicitor.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the November 17, 2015 Planning Commission meeting. The motion was moved by Mr. Simon and seconded by Mr. Spratt. Poll: all ayes. Motion passed.

Communications – There were no communications this month.

Public Comment – There were no public comments.

Prior to discussion, Mr. McClintock offered a brief summary of our procedures to those in attendance not being familiar with our agenda items and action items.

Royal Farms CU 2015 – In attendance was the applicant Carl Freedman, Lou Colagreco, Esquire, Tim Casey, PE, and Greg Richardson, PE, of Traffic Planning & Design.

Discussion occurred, with the following being noted:

- Rezoning application was previously before the Commission and approved by the Board of Commissioners, which allowed for a

- convenience store with gas pumps in the C-2 Regional Commercial District & Rt. 30 Interchange Overlay District;
- In attendance this evening seeking a recommendation on the use of the property;
 - Conditional Use hearing is scheduled for January 21, 2016 at 7:00 P.M.;
 - Meetings have occurred with PennDOT, township staff and Downingtown Area School District;
 - Site plan reviewed reflecting a 5000+ square foot convenience store with eight gas pumps, 74 parking spaces 10 x 20, stormwater management basins, sidewalks which will also include a sidewalk to safely access the DASD library entrance;
 - Main entrance will be in the front, with rear access as well, parking on all sides;
 - Traffic flow, congestion and safety noted for the loop road behind the building;
 - Traffic signal improvements will be designed;
 - Traffic Study submitted and reviewed;
 - Residents Cheryl Spaulding of 406 Lloyd Avenue and Jim Wright of 400 Lloyd Avenue had questions and concerns regarding aesthetics, traffic flow and congestion, safety and improvements to the interchange as well as the one lane bridge on Lloyd Avenue;
 - Applicant will come back before the Commission in January to address the Land Development portion of the project.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the Royal Farms Conditional Use 2015 application, with the applicant's consideration of traffic calming measures for internal access, safety and discouraging the use of internal roads as a short cut method.

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

The motion passed.

3521 Lincoln Highway Rudy CU 2015 – In attendance was the applicant Mike Rudy and Jack Robinson, PE.

Discussion occurred, with the following being noted:

- Applicant was previously before the Commission with a sketch plan application for the property and recreational use in the TV-1 Zoning District;
- Property is less than 2 acres, proposing to combine the parcels bringing them closer to conforming to our ordinance;
- Conditional Use hearing is scheduled for January 28, 2016 at 7:00 P.M.;

- Discussions have occurred with PennDOT;
- Currently three entrances onto Route 30, proposing to consolidate entrances;
- Shared access has been in place with the UME church since 1997;
- It was noted this agreement needs to be formalized/legalized and submitted for review;
- 48 parking spaces on site, 94 off-site shared parking spaces at the church giving a total of 142 parking spaces;
- Ordinance requires 84 parking spaces;
- Facility will be a practice and training facility, no competitions are being proposed;
- Use is basically for field sports: baseball, softball, little league, field hockey, soccer and lacrosse;
- Applicant's research reflects most practices being held weekday evenings and Saturdays;
- Mrs. Hammond voiced her concerns regarding parking and issues with sites being used at the same time;
- Mr. Lamb voiced his concerns regarding lighting, safety, circulation and parking.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the 3521 Lincoln Highway Rudy Conditional Use 2015 application, with applicant's consideration to adequately provide parking and cross access easement agreements between property owners.

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

The motion passed.

16 – 20 Whissell Drive CU 2015 – No one in attendance to represent or discuss the application.

It was the consensus of the Commission, that the applicant attend an upcoming meeting to discuss the application.

No further action occurred.

Dwell at Caln PRD 2011 – No one in attendance.

The plan has an expiration date of February 29, 2016. Awaiting applicant's response to review letter.

No action occurred this evening.

Bondsville Road Apartments LD 2013 – No one in attendance.

The extension agreement is valid until February 25, 2016. The applicant will proceed with the application in 2016.

It was noted that PaDEP has withdrawn the General Permitting information for the crossing, which will need to be resubmitted having been dormant for one year.

No action occurred this evening.

Benne Norton Avenue LD 2013 – No one in attendance.

The new extension agreement as set by the Board of Commissioners is valid until March 31, 2016.

No action occurred this evening.

Royal Farms LD 2015 – No one in attendance.

The extension agreement is valid until February 29, 2016.

No action occurred this evening.

1-3 Fox Avenue SD 2015 – No one in attendance.

The extension agreement is valid to January 14, 2016. A variance will be required for the project.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the 1-3 Fox Avenue Subdivision 2015, unless an extension is granted by the applicant.

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

The motion passed.

Hills at Thorndale Woods Final LD 2015 – No one in attendance.

The extension agreement is valid until February 12, 2016.

No action occurred this evening.

3521 Lincoln Highway Rudy LD 2015 – No one in attendance.

The extension agreement is valid until February 15, 2016.

No action occurred this evening.

Traditions of America Sketch 2015 – In attendance to represent the plan were two of the equitable owners, Nathan Jameson and David Biddison.

Discussion occurred, with the following being noted:

- Property is the former Lloyd Farm site owned by the Archdiocese, on Rt. 322 & Lloyd Avenue, abutting Lloyd Park;
- Proposing an Age Restricted Housing Community with Continuing Care;
- R-2 Zoning District;
- Recent discussions have occurred regarding possible use of the property for Age Restricted Housing, during the Comprehensive Plan Update meetings;
- Some members of the Board of Commissioners and staff recently toured Traditions of America's Lititz community;
- Representatives were in attendance this evening to share their experience, present a slideshow and receive feedback from the Commission;
- Two dozen communities have been developed in PA over the past 25 years, winning numerous National Awards;
- Amenities were reviewed;
- Proposing:
 - construction of 188 units (56 singles & 132 twins)
 - three homes per acre with 15' between buildings, zoning allows two homes per acre
 - club house, roadways and sidewalks (no internal sidewalks proposed)
 - anticipated price range high \$200,000 – mid \$300,000
 - width of roads generally 24' – 28' wide for traffic calming measures
 - proposing to dedicate the roads to the Township
 - four off street parking spaces per unit, two car garage & two in driveway.
- Density discussed;
- Residents Cheryl Spaulding of 406 Lloyd Avenue and Jim Wright of 400 Lloyd Avenue again had questions and concerns regarding traffic flow and congestion, safety and improvements to the interchange as well as the one lane bridge on Lloyd Avenue, and parking issues for visitors. Both noted however, they were receptive to the use;
- Connection of G. O. Carlson Blvd. through the property to Rock Raymond Road discussed;
- If the property was to be bifurcated, the sense of community would be lost;

- It was the opinion of Mrs. Hammond with Mr. Lamb concurring, that if the Township had wanted the connector road, an official Township Map should have been completed as it should not be the responsibility of the property owner;
- Regarding the connector road, it was noted that improvements will be made at Rt. 322 with the Royal Farms project, Dwell at Caln PRD project and possibly this proposed project as well;
- Discussions needed with PennDOT;
- Pedestrian access/traffic noted.

With no further discussion, the Planning Commission's consensus was noted as:

- The proposed Age Restricted Housing for the property is acceptable;
- If the roads are to be dedicated to the Township, our specs should be taken into consideration, however stormwater issues and impervious coverage should also be taken into consideration;
- Sidewalk required on Lloyd Avenue;
- The connector road should not be the responsibility of the property owner;
- Density does not appear to be an issue, further discussion needed.

No formal action occurred this evening.

Brandywine Health Foundation Property – In attendance this evening was Frances Sheehan, CEO of the Brandywine Health Foundation, Neal Doreamer, Realtor and Dave England.

Discussion occurred, with the following being noted:

- Ms. Sheehan provided a brief background of the Foundation which was created upon the sale of the Brandywine Hospital. They are an Independent Non-Profit Charity in the community, which inherited cash assets as well as properties from the hospital. Properties are being sold off with the proceeds coming back to the Foundation, to be returned to the community. Various services are provided to the community;
- Discussion this evening focused on the sale of the Pyle farm property, seeking direction from the Commission;
- Approximately 48 acres, zoned Commercial;
- Three previous deals did not materialize due to the economy;
- Question was posed as to the use of the property for a solar farm, which was not receptive;
- A 55+ community being an affordable Assisted Living community with a health care component was discussed. A text change would be needed to clarify the term "Assisted Living". The Commission was receptive to the proposed use;
- Flex space concept favorably viewed, however traffic issues noted;

- Prior Comp Plan meeting comments reiterated for this property;
- Comment was made to let the market decide use of the property;
- Mr. Doreamer will discuss the property with potential clients, and contact staff for further discussion.

No formal action occurred this evening.

Comp Plan Update – It was noted that the November Comp Plan Update meeting was cancelled.

Old Business – None.

New Business – None.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 9:25 P.M.

To the best of my knowledge, this summarizes the minutes of the December 15, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary



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2015 Comp Plan Update Session 7 Minutes December 15, 2015

The Comp Plan Committee held their seventh session on Tuesday, December 15, 2015 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting. Discussion and comments during the Planning Commission meeting also occurred. It was noted that the November Comp Plan meeting was cancelled.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, 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 Noel Bernard and Anthony Verwey. Also in attendance were Gregory E. Prowant, AICP, Township Manager, Charles Schmehl of URDC and Mark Gallant of the Chester County Planning Commission (CCPC).

The session started with Mr. Schmehl disbursing the following materials: Draft Agenda, Revised Draft Land Use Housing Plan Map & Documentation, Revised Caln Township's Draft Transportation Plan and a Draft Mixed Use Plan for the Kmart Site.

Discussion occurred, with some of the items to note:

- Productive discussions occurred on various points, during the regular Planning Commission meeting;
- Kmart site again discussed, with future potential of mixed use on the site desirable. A draft sketch plan was reviewed, reflecting possible 3-4 story buildings with apartments, cafes & restaurants, offices and greenspace. Desirable site which would offer access to transit, shopping, medical and golf course.

- Brandywine Hospital tract discussed earlier, with senior housing and health care with certain mixed uses as well desirable, without generating a lot of heavy traffic;
- Hillview development discussed, noting the property was approved for 99 single family age restricted homes, recently sold. Consensus was to keep the use as previously approved;
- General Industrial Zoning District again discussed, referencing the Faddis Concrete property. Some opposition as it is adjacent to the Township's Park, natural buffers would need to be maintained though. Mr. Schmehl stated the rationale is the need to have such a district, however keeping placement out of the rest of the Township. Conditional Use process would regulate standards;
- SABIC property on S. Bailey Road discussed as being used for the General Industrial Zoning District, as the property will be vacated come spring 2016 with the closing of the company. Existing manufacturing already on site.
- Changing other Industrial areas in the Township to Light Industrial also discussed;
- Manufactured Home Parks are allowed in the I-1 Zoning District, this is an important issue which needs further discussion. Two such parks are located in the Township.
- Adult Business & Entertainment district also needs reviewed.

Discussions will continue in January.

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 9:55 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary