



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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2015 Comp Plan Update Session 12 Minutes June 21, 2016

The Comp Plan Committee held their 12th session on Tuesday, June 21, 2016 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, 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' Jennifer Breton, John Contento and George Chambers, along with residents Noel Bernard, Marc Fox and Lorraine Tindaro. Also in attendance were Martin Gilchrist and Drew Sonntag of URDC along with Sean O'Neill of the Chester County Planning Commission (CCPC).

Discussion occurred, with some of the items to note:

- Mr. Gilchrist distributed two maps for reference and future discussion and email comments from Commissioner Contento from homework assigned, and thanked him for his contributions;
- The Vision Statement was reviewed, with previous comments being:
 - it's too detailed and lengthy;
 - needs to be simple enough to understand but be broad enough to reflect intentions;
 - possibly simplify Vision Statement, with more detail being listed in the Mission Statement;
 - comments offered by CCPC;
 - revisions to the Vision and Mission Statements acceptable;
- Municipalities Planning Code referenced again;
- Goals for Land Use and Housing discussed;
- Developable Lands Map discussed;

- Several developable lands remaining in the Township were discussed:
 - Pyle Farm – informal consensus was property should be zoned Commercial;
 - Lloyd Farm – informal consensus was property should be zoned Residential;
 - Hospital property and Wawa briefly discussed;
- Senior housing and Density Incentives & Regulations/Zoning discussed;
- Mixed Use Developments – areas should be considered;
- Floodplain discussed, noting the new Floodplain Ordinance decision will have a major impact on what the Comp Plan does;
- Caln Historical Commission was asked to review sections A19 – A21 and provide comments. A listing of 40 Historically Significant Properties in Caln Township was submitted for inclusion. Tom DeFroscia was in attendance to discuss the listing, along with a Caln Township Historic Resources Map, presented to the Board of Commissioners in 2011;
- Discussion occurred regarding the listing, and including all 40 sites within the Comp Plan;
- URDC will work with Mr. DeFroscia in creating a map noting locations;
- Chester County GIS may be able to assist with the map;
- Feedback prior to meetings is encouraged, to incorporate and be productive.
- The remainder of the homework assignment will be discussed at the August meeting, as the July meetings have been cancelled.

An agenda will be compiled and forwarded prior to the session for review. Anyone needing copies of any of the materials is asked to notify the office prior to the sessions. Committee members were reminded to bring their binders to each session.

The session ended at 9:00 P.M.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary