



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING February 16, 2016

The Planning Commission held their regular meeting on Tuesday, February 16, 2016 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' Jennifer Breton and John Contento and residents Lorraine Tindaro, Noel Bernard, Anthony Verwey and Marc Fox, along with Mark Gallant and Sean O'Neill of the Chester County Planning Commission.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the January 19, 2016 Planning Commission meeting. The motion was moved by Mr. Benko and seconded by Mr. Spratt. Poll: all ayes. Motion passed.

Communications – There were no communications this month.

Public Comment – There were no public comments.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until May 31, 2016.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until May 31, 2016.

Benne Norton Avenue LD 2013 – No one in attendance. The extension agreement as set by the Board of Commissioners is valid until March 31, 2016.

Royal Farms LD 2015 – No one in attendance. The extension agreement is valid until May 31, 2016.

1-3 Fox Avenue SD 2015 – No one in attendance. The extension agreement is valid until May 31, 2016.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until May 31, 2016.

3521 Lincoln Highway Rudy LD 2015 – No one in attendance. The extension agreement is valid until April 14, 2016.

4214 Lincoln Highway Denron Signs Sketch 2016 – In attendance was the applicant Denis McLaughlin and Dave Gibbons, PE.

Discussion occurred, with the following being noted:

- Property is the old Amish Market;
- Property is under Agreement of Sale;
- Applicant is Denron Signs, currently located on Rt. 282;
- Proposing to take an existing property and improving and eliminating as much impervious coverage and stormwater runoff as possible, revitalizing the site;
- Building would be demolished and a new 7500 square foot structure built to include bays to allow for the vinyl letter wrapping of vehicles for advertisement;
- Denron Signs would combine their two locations into this facility;
- Anticipate approximately 10 customers per day, with employees/vehicles being offsite most of the day;
- Site is served by public water and sewer;
- Defined entrance and exit discussed, with the exit being on the eastern portion of the property;
- Curbing is an issue, as it is not conducive to the site;
- Angled parking, striping and/or rumble strips discussed;
- The Township's Sketch Plan review letter discussed, with applicant's response addressing most of the comments;
- Applicant is requesting a Waiver of the Subdivision/Land Development Ordinance;
- Per Mr. McClintock, conditions would be required for the approval.

With no further discussion, Mr. Lamb entertained a motion to recommend Waiver of the Subdivision/Land Development Ordinance to the Board of Commissioners, for the 4214 Lincoln Highway Denron Signs Sketch 2016 project.

The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Although not made part of the motion, the Commission encouraged the Applicant to further investigate the potential for a more defined ingress and

egress pattern. The Applicant indicated he would look at the angled parking approach to see if it could work.

The motion passed.

CTMA Municipal Drive Pump Station LD Waiver 2016 – Per Mr. McClintock, the Caln Township Municipal Authority has discussed the proposed project for some time.

Discussion occurred, with the following being noted:

- Proposed location would be across from the Township Building parking lot entrance;
- Involves Floodplain implications, however project will not have a negative impact on Floodplain;
- Zoning Hearing Board granted Relief for the Special Exception application;
- Five conditions as outlined in the February 12, 2016 review letter will be required;
- Flow would be generated to both the DARA and Coatesville pump stations;
- DARA has a ceiling capacity for its municipalities, and does not anticipate expansion for several years;
- Anticipated timeframe for project completion would be 6 – 9 months after ground-breaking;
- Bid documents have been prepared for the proposed project;
- The Municipal Drive Pump Station would be a major asset for the Township, with several large projects currently being discussed.

With no further discussion, Mr. Lamb entertained a motion to recommend Waiver of the Land Development Ordinance to the Board of Commissioners, for the CTMA Municipal Drive Pump Station LD 2016 project.

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

The motion passed.

Comp Plan Update – Discussion of the Comp Plan Update was held. A brief update of the last meeting was provided. A copy of the Comp Plan Update Session minutes are attached.

Old Business – None.

New Business – A lot of activity being discussed, nothing formal at this time.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:35 P.M.

To the best of my knowledge, this summarizes the minutes of the February 16, 2016 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty
Planning Secretary