CALN TOWNSHIP PLANNING COMMISSION MEETING
January 20, 2026

A work session was held at 6:00 PM to discuss items on the meeting agenda.

The Planning Commission held their regularly scheduled meeting on Tuesday, January 20, 2026, in the Municipal Building at 253 Municipal Dr. and via Teams as a virtual meeting. A public notice was published in the Daily Local News on December 22, 2025.

The agenda was posted on the Township website and at the Township building on January 7, 2026. The meeting was called to order at 6:30 P.M. Tom Parr. Salute to the Flag.

Roll Call – In attendance were Adam Thomas, Tom Parr, Bill Schew, Michael Irwin, Jim Benko, Brett Klukan and Cheryl Spaulding.

Township Staff and Consultants in attendance were Don Vymazal, Township Manager; Raymond Stackhouse, Director of Building and Life Safety; Lowell Leaman, Arro engineer; Michael Schneider, Pennoni Engineer; Ross Bickhart, Gilmore & Associates; Jonathan Long, Planning Commission Solicitor; Board of Commissioners' Liaison to the Planning Commission Mark Evans; and Elizabeth Nagy, Planning Commission Secretary.

Approval of November 18, 2025, meeting Minutes- Being no questions or discussion Mr. Parr entertained a motion for approval as submitted, moved by Michael Irwin and seconded by Tom Parr. William Schew, Brett Klukan and Cheryl Spaulding abstained. With no objections the motion carries 4-0.

Agenda Items - Adam Thomas submitted his resignation to the Planning Commission due to being elected to the Board of Commissioners and welcomed new members Brett Klukan and Cheryl Spaulding. Mr. Long presided over the reorganization of the Planning Commission. William Schew, seconded by Jim, moved to elect Tom Parr as Chairman. With no objections the motion carries 6-0. Tom Parr, seconded by Jim Benko, moved to elect William Schew as Vice Chairman. With no objections the motion carries 6-0.

Almadanat-114 Stonebridge Ln- Subdivision – Appearing on behalf of the applicant was Chuck Dobson of Inland Design, engineer for the applicant; Ramez Almadanat, the applicant. Chuck gave a brief overview of the project in which the applicant proposes adjusting the lot lines among three lots. The two dwellings currently there will remain with no additional development proposed. Mr. Dobson cited Arro review letter comment #1:

> *§155-107A(2): No accessory building or structure for a residential use within the R-3, R-4, R-5 and TV-1 Zoning Districts shall be permitted within a required front or side yard or within five feet of the rear lot line, except for fences, walls and signs as permitted by §§ 155-115 and 155-148 of this chapter. And §155-156 Nonconforming buildings and structures. And §155-160 Registration of nonconformities. The burden of proof that the use, lot, structure or building is a nonconformity shall be the responsibility of the property owner. All known nonconformities shall be a matter of public record and shall constitute sufficient notice and the limitations therein express and implied to any transferee acquiring any right to use or own such property.*

The existing shed on parcel 39-5-5.2 is located in the front yard. The Plan shall note this nonconformity. The Applicant shall demonstrate that the nonconformity has been documented to the satisfaction of the Zoning Officer.

Chuck notes the non-conformity and that there is a right-of-way but there is no cartway. The Commissioners inquired if there was a permit for the shed and suggested they send an email to Codes to check for a permit to see if it is legal non-conforming and return with that information. There was discussion about Arro comment #5:

§137-42A: Curbing shall be provided on all minor, collector and marginal access streets and as required by the Board on major traffic streets. Where no curb is provided, there shall be a stabilized shoulder provided with a minimum width of six feet.

§137-43: Sidewalks. If required by the Board of Commissioners, the Plan shall include curbs along Foundry Street.

ADA ramps and crosswalk markings shall be provided at the intersection with Foundry Street. Construction details for sidewalks, ADA ramps and crosswalks shall be provided on the Plan. The Applicant should discuss sidewalks with the Planning Commission and Board of Commissioners including, but not limited to, potential improvements to sidewalks along Foundry Street.

Mr. Dobson stated that curbing and sidewalks should not be necessary since there is no development planned. Mr. Long stated that they would need a waiver or to defer upon land development if the Board decides it is not appropriate. He suggested the applicant submit a response letter and formal written waiver before the Commission makes a recommendation. The applicant will submit a response letter, waiver and proof of shed permit and return to the Planning Commission for a recommendation for approval.

Habitat for Humanity- 1103 Foundry St – Subdivision – Appearing on behalf of the applicant was Adam Brower of Edward B. Walsh & Associates, Engineer. Adam gave a brief overview of the project in which the applicant proposes to subdivide the 7.7-acre parcel into seven lots and construct six twin and one single family home. Adam went over the Arro review letter dated December 24, 2025, page 3, comment #8:

§155-117C: Where a subdivision or land development application abuts or contains an existing street of inadequate right-of-way width or cartway width, the applicant shall dedicate additional right-of-way and improve the cartway to conform with the provisions of the Code or as directed by the Planning Commission and Board of Commissioners.

Foundry Street is a collector street as indicated on the street classification map. Subdivision and Land Development Ordinance §137-39 requires a collector street to have a minimum right-of-way of fifty (50) feet and a minimum cartway of thirty (30) feet. The width of the existing street right-of-way and cartway should be discussed with the Planning Commission and Board of Commissioners.

Mr. Schneider of Pennoni recommended adding additional cartway width on Foundry St. where it connects to the new road and there is substandard curbing. He feels that the curbing and sidewalk need to be redone, and cart width added. He added that he recommends either one-way the entire way down Brooks Ln. or a two-way down the new road and one-way down Brooks, only going eastbound. There was discussion about the blast wall that is being constructed as a result of the blast study that was conducted due to the existing propane tanks. The Commissioners discussed Arro review letter, page 6, comment #10:

§137-31: Public Facilities and Open Space. Required area for open space as specified in §137-31C shall be shown on the plan. The Applicant shall discuss open space and proposed recreational facilities with the Planning Commission and Board of Commissioners. Any proposed recreational facilities within the open space shall be shown on the Plan.

Mike Irwin went over the Environmental Advisory Council review letter dated January 14, 2026. The EAC would prefer to maintain 68% open space over a fee-in-lieu of open space. Jonathan inquired about a walking trail on the west side which the applicant will consider. The applicant is limited due to the steep slopes of the parcel. Due to the slope the applicant is only able to offset the intersecting streets at 113 feet with a street width of 24 feet and will request a waiver for Arro review letter page 7, comment #12 and page 11, comment 13:

§137-38G: Two streets intersecting from opposite sides shall intersect at their center lines, or their center lines shall be offset at least 200 feet.

The proposed intersection with Foundry Street is less than 200 feet from the intersection of Eleventh Avenue.

§137-39: Street widths. The proposed street shall be a minimum of 28 feet wide.

The applicant will request a waiver for Arro review letter page 11, comment 13 in regard to the stormwater basin. If the tract boundary is 50ft there will be no room left to do stormwater. Instead, the applicant would like to go 50ft from the center of the berm to the right-of-way instead of the basin.

§135-311.J(13): 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.

The proposed basin is within 50 feet of the property line.

The Commissioners went over the EAC comments The EAC would like clarity on which trees are being removed and which are remaining. There was discussion on the possibility of adding solar panels, but the applicant does not think it would be able to do with the funding. They would also like to see extra screening added on the West side and to have gardens added to the HOA covenant. The Commissioners requested a PDNI be submitted to the Township to ensure the impact on sensitive species will be avoided. The applicant will submit a response letter and resubmission prior to returning for a recommendation.

Sheetz- 3807 Lincoln Hwy-Conditional Use-Appearing on behalf of the applicant was Nate Fox of Obermayer, Rebmann, Maxwell & Hippel, attorney for the applicant; Steve McBrearty of Landcore Engineering Consultants, engineer for the applicant; and Ryan Anthony of Sheetz, the applicant. Nate gave a brief overview of the project in which the applicant proposes to construct a 6,139 SF convenience store with a drive-through and six gas pumps in the TV-1 district. The applicant is seeking approval for Conditional Use approval outlined in 155-79: Commercial Drive-Thru establishments and 155-172F: Convenience store with Fuel Sales. There was a discussion about intersection developments. A right-in-right-out entrance is proposed on Lincoln Hwy. Ideas were bounced around on ways to deter people from turning left, eastbound. Ultimately the decision is PennDots. PennDot will require a Post Development Study six months after completion to see if any adjustments need to be made. There was a discussion on the amount of traffic that the drive-through could cause and that it will be for mobile order pick-up use only. The site will not provide EV chargers at this time, this would be done after construction, should they decide. The cartway has been made larger to accommodate 2 cars stacking at the gas pumps. The plan proposes real brick on all four sides of the building and the applicant agreed to provide bike racks and ADA access from both Lincoln Hwy. and Bondsville Rd. The pedestrian crossing areas will have

bollards or some other safety device to ensure cars do not park in the pedestrian area. There was discussion on canopy design and height. The ordinance states a 20ft height requirement, with the tilted canopy feature they will be 20ft at the highest point. The Commissioners would prefer to see an "A" design. All of the signage for the location will be along Lincoln Hwy., there will not be signage along Bondsville Rd.
Jonathan read a letter from Tonia Hopkins, a resident, who expressed that she does not feel we need another gas station in this area, especially with all the existing traffic concerns.
With no further questions Mr. Long made a motion for recommendation for approval for Conditional Use application contingent upon satistying the comments and recommendations on the consultant review letters with the following conditions:

- The proposed drive-through shall be for *mobile orders only*, with no order board, touch screen ordering station, or employee window for taking orders. Should Applicant at any time in the future decide to modify the drive-through away from being mobile order only, the Applicant shall be required to file to amend its conditional use approval and go back through the conditional use process;

- Applicant shall incorporate bollards or other safety devices into the pedestrian crossings on the Property to ensure no cars park in the pedestrian crossing areas;

- Applicant shall include pedestrian access and crosswalks to the building on the Property from both road frontages (Bondsville Road and Lincoln Highway);

- Applicant shall comply with the Township's peaked roof design standards for the canopies over the fueling stations;

- Applicant shall comply with the Township's height requirements for the canopies over the fueling stations;

- Applicant shall comply with the Township's design standards regarding the use of brick on the entirety of the façade of the building and fueling station towers on the Property;

- Applicant shall incorporate bike racks into the design of the Property;

- Applicant shall conduct Post-Development Traffic Studies for both the Township and the Pennsylvania Department of Transportation ("PennDOT") and comply with any and all recommendations of the studies;

- Applicant shall comply with all comments from the review letters submitted by the Township engineer, sewer engineer, traffic engineer, and Chester County Planning Commission.

Moved by Tom Parr and seconded by Brett Klukan. With no objections the motion carries 6-0.

2026 Meeting dates – Move to February agenda

Forestry Ordinance – The Commissioners discussed the proposed ordinance then Mr. Parr entertained a motion to approve the ordinance as written. Moved by William Schew and seconded by Jim Benko. With no objections the motion carries 6-0.

Remote Meeting Review- Mr. Parr made a motion to adopt the Remote Meeting policy as written. Moved by Cheryl Spaulding and seconded by Brett Klukan. With no objections the motion carries 6-0.

Communications – None

Discussion Items – None

Old Business – None

Upcoming Developments –None

New Business- None

Best Planning Practices – There was a discussion on returning to pre-meeting workshops and starting field trips to upcoming agenda items.

Adjournment – With no further agenda items or Commission business, Mr. Parr made a motion to adjourn the meeting, moved by Michael Irwin and seconded by Brett Klukan. Poll of members: with no objections the motion passes 6–0. The meeting adjourned at 10:24 P.M.

Subdivision and Land Development Timeclock Dates:
Arbor Hills-PRD-January 29, 2026
Almadanat-114 Stonebridge Ln-Subdivision-March 16, 2026
Sheetz-3807 Lincoln Hwy-Land development-March 16, 2026
Habitat for Humanity-1103 Foundry St-Land development-April 19, 2026
McLucas-4103 Edges Mill Rd-Subdivision-February 27, 2026

To the best of my knowledge, this summarizes the minutes of January 20, 2026, Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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