

Caln Township
253 Municipal Drive Thorndale, PA 19372
September 13, 2018 minutes - 7:30 PM

Call to order and Salute to the Flag

Attendance – Jennifer Breton-President, George Chambers-Vice President, Joshua Young-Commissioner, John Contento-Commissioner, Lorraine Tindaro-Commissioner, Kristin Camp-Solicitor, Kristen Denne-Township Manager/Secretary, and Denise Miller Assistant Township Secretary.

Downingtown Library Presentation – Representing the Downingtown Library, Mr. Hines gave the Board a brief update on the library, and asked the Board to consider increasing their contribution to \$3.00 per capita.

Citizens to be Heard

Cheryl Spaulding of 406 Lloyd Avenue presented the Board with a memorandum of her concerns with the Right to Know Policy, and the agenda. Solicitor Camp and Ms. Denne explained that the Township follows the Right to Know Policy. Ms. Denne also noted that the Township will now upload Resolutions and Ordinances for consideration, along with the agenda. Commissioner Breton also explained the process on how she conducts the meeting.

Township Solicitor – Ms. Camp

Public Hearing “Property Maintenance “The “Registration of Vacant Buildings” – Ms. Camp noted in attendance representing the Applicant, Mr. Colagreco is here to answer Board questions. She noted that this ordinance was advertised on September 9, 2018 and sent to the Chester County Law Library and the Daily Local News on September 6, 2018. She also noted that she reviewed the draft ordinance at the last meeting. Commissioner Breton called for public and Board comments. Commissioner Young commented on Ms. Camp’s previous comment that banks will call townships for vacant property owners, and asked if Caln Township had this information. Ms. Camp noted that 50% of municipalities have this information that she is aware of. There were no public comments.

Taco Bell Conditional-Use Decision – Ms. Camp noted in attendance representing the Applicant, Mr. Colagreco is here to answer Board questions. She noted a public hearing on June 28, 2018 which was continued on the record on August 9, 2018 and a hearing was held again on September 13, 2018. She also noted the draft decision was circulated to the Board, which she read for the Board and public.

After Board discussion Ms. Camp will add; all light fixtures in the parking lot must be directed downwards and appropriately shielded to prevent glare on adjacent residential properties, and the Applicant shall use the most energy efficient lighting fixtures. Mr. Colagreco stated that the plan is predicated on those parking lots being where they are, and the Zoning Board approved that layout early on and the Planning Commission recommended it. He also noted that it was the backbone of the plan and asked that it be reiterated that the Board, by approval of the plan, approve the parking lot as designed on the plan. Ms. Camp noted with the Boards authorization she could add to the discussion or within the first paragraph of the order that the Board acknowledges and sees that the parking is recognized and there for the stated reason. There were no objections from the Board.

Commissioner Breton entertained a motion to accept the Conditional Use Decision with stated amendments. Moved by Commissioner Chambers, and seconded by Commissioner Young. Vote passed 5-0.

Zoning/Age Qualified Overlay District Draft Ordinance – For Board review, Ms. Camp presented a draft ordinance specifically to add definitions for “Age Qualified Residential Development”, “Continuing Care Retirement Community”, and “Tract Area”. In attendance were Harry Miller and Justin O’Lear from Wild Meadows, and

representing the Applicant, Mr. Colagreco. Mr. O'Lear presented a slide presentation of a street scape rendering of a similar 55 and over community of which they are proposing to develop in Caln Township. He noted the community will consist of 121 single family homes, approximately 200 apartments with a club house with amenities, and a walking trail. Discussion was held on the ability to add assisted living, personal care, and small retail. After further Board discussion, and questions and comments from resident Cheryl Spaulding and Mari Gaskill. Board consensus was to revisit the draft ordinance at the September 27, 2018 Board meeting.

Acme/Intermunicipal transfer of liquor license-request to amend the CCLA to allow a new floor plan – For Board consideration, Ms. Camp presented Acme's request to amend the CCLA to allow a new floor plan. After Board discussion;

Commissioner Breton entertained a motion to allow the new floor plan to be part of the Conditional Use Decision for the Acme transfer of liquor license. Moved by Commissioner Young and seconded by Commissioner Tindaro. Vote passed 5-0.

Ordinance 2018-09 To Require the Registration of Vacant Buildings within Caln Township and Payment of Related Fees – For Board consideration, Ms. Camp offered Resolution 2018-09 to require the registration of Vacant Buildings within Caln Township and payment of related fees. After Board discussion;

Commissioner Breton entertained a motion to adopt Ordinance 2018-09 to require the registration of vacant buildings. Moved by Commissioner Young, and seconded by Commissioner Tindaro. Vote 5-0.

Ms. Camp noted there is a Hillview Development amendment Conditional Use Hearing on September 27, 2018 at 6:30 PM.

Township Manager – Ms. Denne

Ms. Denne noted the first two items under "Additional Business" are information items only, there is a Proclamation for Commissioner Breton to present tonight, and the liquid fuels audit was previously forwarded to the Board. She also noted a pre-bid refuse meeting on September 20, 2018 at 1:30 PM, and once the bids are reviewed, the Township will decide whether a separate recycle contract is needed because Eagle Disposal notified the township that they are not interested in collecting recyclables after 2018. She further noted there is a Historical Commission pre-meeting at 6:00 PM, before their regularly scheduled 7:30 PM meeting.

Township Engineer – Mr. Kulakowsky

Mr. Kulakowsky was not present.

Ordinances and Resolutions for Consideration

Ordinance 2018-09 To Require the Registration of Vacant Buildings within Caln Township and Payment of Related Fees – Adopted under the Solicitors Report.

Resolution 2018-40 Disposition of Township Records according to the Municipal Records Manual – **Commissioner Breton entertained a motion to approve Resolution 2018-40 for the Disposition of Township Records. Moved by Commissioner Young, and seconded by Commissioner Tindaro. Vote passed 5-0.**

Bill List

General Manual Checks 18-20 and General Checks 42201-42258 – **Commissioner Breton entertained a motion to approve general manual checks 18-20, and general checks 42201-42258. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 5-0.**

Minutes for Approval

August 30, 2018 – Commissioner Breton entertained a motion to approve the August 30, 2018 minutes. Moved by Commissioner Young and seconded by Commissioner Tindaro. Vote passed 5-0.

Boards and Commissions Updates-Summary by applicable Board Liaison

Park and Recreation – Commissioner Young that there was no update to present.

COG – Commissioner Breton noted that there was no update to present.

Municipal Authority – Commissioner Chambers noted that there was no update to present.

DARA – Commissioner Young noted that Caln Township is over their allocation, due to excess rain water.

Fire Board – Commissioner Young noted the Fire Board will meet next week.

Planning Commissioner – Commissioner Tindaro noted discussion was held on 4060 Edges Mill Road and the Applicant will attend the September 19, 2018 meeting. She also noted Regal Builders-Lloyd and Manor Avenue was discussed.

Historical Commission – Commissioner Tindaro noted the bench for Tom DeFrosia has been installed and waiting for a plaque to be installed. She also noted a ribbon cutting ceremony to be held in the future.

Lincoln Highway/150th – Commissioner Young noted the Walking Tour, Pub Crawl, and Glow Run. He also commended Abbey Swan on all her efforts towards Community Day, and the other events for the 150th.

Additional Business

August and September 2018 Old Caln Historical Society Minutes – Commissioner Breton acknowledged the August and September 2018 Old Caln Historical Society Minutes.

Coatesville Area Senior Center 2018 Donor & Sponsor Reception Invitation for Tuesday, September 28, 2018 – Commissioner acknowledged the Coatesville Area Senior Center 2018 Donor & Sponsor Reception Invitation for Tuesday, September 28, 2018.

Commissioner Breton read a Proclamation from Senator Rafferty, to celebrate the Township's 150th birthday. She also noted he contributed \$150,000 to the Thorndale Fire Company.

Proclamation for Caln Township's 150th Anniversary – Commissioner Breton read the Township's Proclamation for the 150th Anniversary.

Public Comments

Cheryl Spaulding commended the Board for considering the Age Qualified Residential Development.

A resident commented on Colonial Hyundai's violation fine, and noted the lighting problem has not been resolved. She also commented on the yellow posts, and thanked the Board for the "unloading" signs installed. Ms. Denne noted that she will speak with Mr. Stackhouse tomorrow regarding the lighting, and suggested contacting PennDot regarding the yellow posts.

Adjournment – Commissioner Breton entertained a motion to adjourn the September 13, 2018 meeting, at 9:10 PM. Moved by Commissioner Young and seconded by Commissioner Chambers. Vote passed 5-0.

Submitted by,

Denise Miller,
Assistant Township Secretary