



## **CALN TOWNSHIP PLANNING COMMISSION MEETING January 17, 2017**

The Planning Commission held their regular meeting on Tuesday, January 17, 2017 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 Commissioners' Jennifer Breton and John Contento, Kristen Denne, ICMA-CM, Township Manager along with residents Lorraine Tindaro and Noel Bernard, Martin Gilchrist of URDC and Mark Gallant of the Chester County Planning Commission.

Reorganization – Mr. Lamb opened the floor for nominations for the position of Chairperson of the Caln Township Planning Commission. Mrs. Hammond nominated Dave Lamb for Chairperson, which was seconded by Mr. Simon. No other nominations were offered. Mr. Lamb entertained a motion to close the floor for nominations, which was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes. Mr. Lamb entertained a motion to approve the nomination of Dave Lamb for Chairperson. The motion was so moved by Mrs. Hammond and seconded by Mr. Simon. Poll: Mr. Spratt aye, Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye, Mr. Lamb abstained.

Mr. Lamb opened the floor for nominations for the position of Vice-Chairperson of the Caln Township Planning Commission. Mr. Simon nominated Jill Hammond for Vice-Chairperson, which was seconded by Mr. Benko. No other nominations were offered. Mr. Lamb entertained a motion to close the floor for nominations, which was so moved by Mr. Simon and seconded by Mr. Benko. Poll: all ayes. Mr. Lamb entertained a motion to approve the nomination of Jill Hammond for Vice-Chairperson. The motion was so moved by Mr. Benko and seconded by Mr. Simon. Poll: Mr. Lamb aye, Mr. Simon aye, Mr. Benko aye, Mr. Spratt aye, Mrs. Hammond abstained.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of December 20, 2016 Planning Commission meeting. The motion was so moved by Mr. Spratt and seconded by Mr. Benko. Poll: all ayes. Motion passed.

Communications – Mr. McClintock advised the Commission that Ms. Lafferty compiled a report of attendance and activities for 2016, noting 20 projects reviewed along with

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### **DEPARTMENT OF ENGINEERING**

**Jeffrey W. McClintock, P.E., C.F.M., Township Engineer**

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participation in the Comprehensive Plan Update, the Floodplain Ordinance, and amendments to the Subdivision & Land Development Ordinance and Zoning Ordinance.  
Mr. McClintock thanked the Planning Commission for their continued participation and dedication.

A copy of the report will accompany this evening's minutes.

Public Comment – There were no public comments.

Wawa Reeceville CU 2016 – In attendance representing the plan were Michael Murray, Esquire, Joel Kepner, Brandywine Holdings, L.P., applicant, as well as representatives of Bohler Engineering, Traffic Planning and Design, Glackin, Thomas & Panzak, Brandywine Hospital and Wawa.

Discussion occurred, with the following being noted:

- The Conditional Use Hearing is scheduled for January 19, 2017 at 7:00 P. M.;
- Applicant is in attendance this evening seeking a recommendation;
- The proposed project will include subdividing a parcel of land from the Brandywine Hospital, submitted with the Land Development application;
- Project is located in the C-2 Regional Commercial & Route 30 ByPass Interchange Overlay Districts;
- Convenience Stores/Mini Markets are permitted, by Conditional Use in this District;
- Diesel Fuel sales are being requested as an accessory to the Conditional Use;
- Proposed canopy height is 20.8', requiring the Board of Commissioners' approval;
- Proposed building is over 5,000 square feet, applicant will be requesting approval of one loading zone as opposed to two;
- Facade will be brick and stone to blend with the CVS and the Brandywine Hospital;
- Proposing to extend the sidewalk constructed by CVS to Wawa's frontage;
- Questions arose as to the possibility of extending the sidewalk to the entrance of Brandywine Hospital:
  - applicant is proposing to install a 12' high retaining wall at the highest point, along the eastern edge of the parking lot;
  - Paul Martone, one of the Hospital's Administrators advised the Hospital does not want to encourage people to leave their campus and walk to Wawa or CVS;
  - Nancy Templeton, AICP/PP, Land Planner observed the area and stated in her opinion it is a high volume area not appropriate for sidewalks to encourage walking.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the Wawa Reeceville Conditional Use 2016 application for a convenience store use to allow diesel fuel sales, a canopy height of 20.8' in height, one loading zone and a mixture of brick and stone for the facade, as well as any conditions as set by the Board of Commissioners.

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

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The motion passed.

Wawa Reeceville LD 2016 – In attendance representing the plan were Michael Murray, Esquire, Joel Kepner, Brandywine Holdings, L.P., applicant, as well as representatives of Bohler Engineering, Traffic Planning and Design, Glackin, Thomas & Panzak, Brandywine Hospital and Wawa. The extension agreement is valid until March 20, 2017.

Brief discussion occurred, noting the following:

- Traffic Planning and Design's response letter to F. Tavani's review letter was received;
- Traffic patterns are being reviewed by PennDOT;
- Some discussion of the future relocation of Fisherville Road occurred;
- No major consultant or staff issues noted, mainly technical issues;
- A resubmission is forthcoming;
- Mr. Kepner advised discussions have occurred with the Brandywine Hospital regarding construction and the annual Strawberry Festival, noting:
  - The event this year is scheduled for June 1 – 4;
  - Applicant has agreed that no construction activity will occur until at least two days after the festival;
  - A lease agreement has been reached to allow access through the CVS connector driveway, for the upcoming and future Strawberry Festivals;
- Applicant anticipates being in attendance of the February Planning Commission meeting, seeking a recommendation.

The Commission thanked Mr. Kepner for the update on the Strawberry Festival and working with the Brandywine Hospital.

No formal action occurred this evening.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until February 13, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend a denial of the Dwell at Caln PRD 2011 application, unless an extension of time is granted by the applicant prior to the current deadline of February 13, 2017.

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

The motion passed.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until February 13, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Bondsville Road Apartments LD 2013, unless an extension of time is granted by the applicant prior to the current deadline of February 13, 2017.

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

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The motion passed.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until May 31, 2017. Applicant may be present at the next Planning Commission meeting seeking a recommendation.

301 Bondsville Road SD 2016 – No one in attendance. The extension agreement is valid until February 24, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the 301 Bondsville Road SD 2016 application, unless an extension of time is granted by the applicant prior to the current deadline of February 24, 2017.

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

The motion passed.

Lloyd Farm Archdiocese Property Sketch 2016 – No one in attendance. Discussion occurred between the applicant and Mr. McClintock, noting they would not be in attendance this evening. Upon receipt of the Township's informal sketch plan review letter, applicant may redirect their interests to residential and resubmit a sketch plan application.

No formal action occurred this evening.

3453 Lincoln Highway Sketch 2017 – In attendance representing the plan were Denise Yarnoff, Esquire, applicant Bill Rountree of Wright Partners, LLC as well as their engineering firm, Nave Newell.

Discussion occurred, noting the following:

- Property is the abandoned Shell Gas Station;
- Giant Gas Station previously received approval for this site with various Variances granted, however the project did not move forward;
- Wright Partners, LLC is Commercial Real Estate Developer representing National Tire & Battery;
- The property is under agreement of sale;
- Property is in the TV-1 and Lincoln Highway Overlay District 2, with the proposed project being a permitted use;
- Wright Partners, LLC redevelop environmentally challenged properties, being long term owners;
- NTB offers routine vehicle maintenance such as oil and filter changes, light repair services including brake repair and tire replacements on all vehicle makes and models. Most customers wait for their vehicle. There is no body work and no transmission or other major repair work;
- Proposing a 5300 square foot building with six bays, with approximately eight employees;

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- Standard hours of operation are 7:30 A.M. to 8:00 P.M. Monday - Friday, 7:30 A.M. to 7:00 P.M. Saturdays and 9:00 A. M. to 6:00 P.M. Sundays;
- Proposing to retain driveway locations;
- Outdoor trash storage will be enclosed;
- Used oil is stored in drums and removed by a vendor;
- NTB's larger stores include eight bays, with approximately 30 customers per day;
- Some Zoning modifications will be required:
  - Lot size is .52 acres, with the Lincoln Highway Overlay District 2 requiring one acre;
  - Proposing 15 angled parking spaces, the site requires 27, however the building will include six bays;
  - Proposing smaller parking stalls of 9 x 18;
- Concerns were noted regarding parking and vehicles being dropped off, creating issues as the site is tight;
- Applicant will discuss a shared parking agreement with the shopping center;
- The proposed project would help in the revitalization of Lincoln Highway;
- Applicant will appear before the Board of Commissioners at their next meeting, to obtain their feelings on the project.

With no further discussion, it was the consensus of the Planning Commission that the Board of Commissioners should authorize whatever relief is needed to approve the project and redevelopment of the area.

4060 Edges Mill Road Stormwater – No one in attendance. Mr. McClintock advised there is an issue of the approximate floodplain, the property owner is proposing to build next to. A calculated floodplain study was completed. Conditional Use and Land Development applications will be forthcoming. A Variance was previously approved, relating to public water.

No formal action occurred this evening.

Floodplain Ordinance – Mr. McClintock reiterated the deadline for implementation has been pushed back by all agencies involved, with a Letter of Determination anticipated in March or April 2017.

Discussion occurred, noting the following:

- The Ordinance will become effective within 6 months, with the Township's prior action required;
- The Ordinance will require a Floodplain Administrator, noting Mr. McClintock, PE, CFM has the credentials;
- A Floodplain Permit will now be required once the new ordinance is in effect;
- Mr. McClintock distributed a 2017 Floodplain/Floodways Plots schematic which was reviewed, reflecting limits of being able to develop in the Floodplain or Floodway;
- Mr. McClintock questioned the Commission's thoughts on allowing development in the Floodplain or not, or allowing Floodway development;

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- It was the Committee's consensus that they are comfortable with the discussion and suggestions, and the Floodplain Regulations should remain as they are;
- Mr. McClintock will prepare a Draft of the Floodplain Ordinance.

Comp Plan Update – It was noted that the Draft Comp Plan was distributed to members in December. Mr. McClintock met with URDC to review and incorporate comments. Further updates will be made, therefore the document was not ready for the Public Information Meeting.

The Comp Plan Committee will meet to discuss the plan, upon completion of the Planning Commission meeting. The Comp Plan Update Session minutes are attached.

Old Business – None.

New Business – May Planning Commission Meeting date.

Due to Municipal Elections, the May 16, 2017 Planning Commission meeting will need to be rescheduled. Dates were reviewed and it was decided the May Planning Commission meeting will be rescheduled to Tuesday, May 23, 2017.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 8:50 P.M.

To the best of my knowledge, this summarizes the minutes of the January 17, 2017 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary

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