



**CALN TOWNSHIP PLANNING COMMISSION MEETING
April 18, 2023**

A work session was held at 6:30 PM to discuss items on the meeting agenda.

The Planning Commission held their regularly scheduled meeting on Tuesday, April 18, 2023 in the Municipal Building at 253 Municipal Dr. and via Zoom as a virtual meeting. A public notice was published in the Daily Local News on December 27, 2022.

The agenda was posted on the Township website and at the Township building on April 13, 2023.

The meeting was called to order at 7:00 P.M. by Chairman, John Adam Thomas.

Salute to the Flag.

Roll Call – In attendance were John Adam Thomas, John Caporale, Ken Simon, Michael Irwin and Jacob Bashioum. Jim Benko and William Schew were not present.

Township Staff and Consultants in attendance were Raymond Stackhouse, Director of Building and Life Safety; Board of Commissioners' Liaison to the Planning Commission Lorraine Tindaro; Board of Commissioners' Alternate Liaison to the Planning Commission Mark Evans; and Elizabeth Nagy, Planning Commission Secretary.

Approval of March 21, 2023 meeting Minutes –Mr. Thomas entertained a motion for approval to the minutes as written, moved by John Caporale and seconded by Michael Irwin. With no objections the motion carries 4-0 with Jacob Bashioum abstaining.

Agenda items:

The Farmhouse Conditional Use-4000 Lincoln Hwy.- Appearing on behalf of the applicant was Patrick McKenna, of Gawthrop Greenwood, PC, attorney for the applicant; Joe Lombardi of Architetra, architect; Al Frederico of Vastardis Consulting Engineers, traffic engineer. Patrick and Joe gave an overview of the project where the applicant is seeking Conditional Use to redevelop the property with a 4500 square foot building with a drive-thru. An updated plan removing the sidewalk from the buffer zone RBZ2 dated 4/15/23 was presented. The applicant will not be seeking Land Development until after the Conditional Use has been granted. After discussion Mr. Thomas entertained a motion for conditional approval with a recommendation and strong advisement for the applicant to provide a solution to pedestrian

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

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access to the Board of Commissioners, moved by Jacob Bashioum and seconded by John Caporale. With no objections the motion carries 5-0.

Communications – None

Discussion Items – None.

Old Business –. None

New Business –None

Subdivision and Land Development Timeclock Dates:

- *Ducklings Early Learning Center CU/LD-100 Rock Raymond Rd. (Expires April 28, 2023)*
- *All Fill LD-4060 Edges Mill Rd. (Expires June 30, 2023)*
- *Jefferis Family Farm (Expires June 30, 2023)*

Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by John Caporale and seconded by Jacob Bashioum. Poll of members; all ayes, motion passes 5–0. The meeting adjourned at 8:09 P.M.

To the best of my knowledge, this summarizes the minutes of the April 18, 2023 Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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