



CALN TOWNSHIP PLANNING COMMISSION MEETING

April 17, 2018

The Planning Commission held their regular meeting on Tuesday, April 17, 2018 in the Caln Township Municipal Building. The March 20, 2018 meeting was cancelled. The meeting was called to order at 7:00 P.M. by Chairperson Jill Hammond.

Roll Call – In attendance for the Planning Commission were Jill Hammond, Jim Benko, Ken Simon(Absent), John Robinson, John Caporale and John Adam Thomas, Ex-Officio.

Also in attendance was Pamela Henrichon, Planning Commission Secretary and Township Engineer Bryan Kulakowsky, PE, of CEDARVILLE Engineering Group, LLC and Commissioner Lorraine Tindaro.

Approval of Minutes – Mrs. Hammond entertained a motion to approve the minutes of February 20, 2018 Planning Commission meeting. The motion was so moved by Mr. Robinson and seconded by Mr. Benko. Poll: Mrs. Hammond aye, Mr. Benko aye, Mr. Robinson aye, Mr. Caporale aye, Mr. Thomas aye . Motion passed.

Communications – None.

Public Comment – None.

Bondsville Road Apartments LD 2013: In attendance. Request for a recommendation for a final approval.

Discussion occurred, noting the following:

- Review letter dated April 13, 2018, prepared by Township Engineer, Bryan Kulakowsky, P.E. of CEDARVILLE Engineering Group, LLC, which included a summary of waivers, variances, special exception and conditional use decision and order granted to date and comments relative to subdivision and land development requirements;
- Per comment #14 on page 5 of the CEDARVILLE review letter, the Applicant acknowledged the he shall satisfy the requirements of Section 137-31 of the SALDO by paying a fee in lieu of open space;
- Letter dated March 5, 2018 prepared by Township Wastewater Engineer, William Dingman, P.E., of Gilmore & Associates, Inc. about sewer capacity. The applicant indicated sewer capacity has been reserved through an agreement with the Caln Township Municipal Authority (CTMA);
- Discussion occurred of typical conditions for approval including: escrow, triparty agreements, stormwater management, updated fire safety nozzle requirements, etc.

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Mrs. Hammond entertained a motion to recommend approval of the Bondsville Road Apartments LD 2013, contingent upon all comments of CEDARVILLE Engineering's review letter of April 13, 2018. The motion was so moved by Mr. Benko and seconded by Mr. Caporale. Poll: all ayes

The motion passed.

50 James Buchanan Drive CU 2018: In attendance. Request for Conditional Use of this property

Discussion occurred, noting the following:

- The proposed use is for administrative offices and a medical clinic for Human Services, Inc.;
- The proposed services will include mental health, psychiatric outpatient, forensic outpatient, case management, and psychiatric rehabilitation services;
- The proposed hours are 8:30 to 6:00 Monday thru Thursday and 8:30 to 5:30 Friday with no weekend hours;
- No residential properties are near the proposed project;
- Zoning Ordinance Section 155.16, *Interpretation of District Boundaries* was discussed relative to the proposal;
- The project involves interior and exterior repairs, a new roof (already completed), new HVAC, windows and re-striping of 56 parking spaces;
- A crosswalk and walkway for direct access from the train station would be needed for safety.

Mrs. Hammond entertained a motion to recommend approval of Conditional Use for 50 James Buchanan Drive CU 2018 with the condition that they evaluate the mid-block crosswalk from the CVS over to the property. The motion was so moved by Mr. Robinson and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Adopt-a-Highway – Correspondence was received from PennDOT, regarding the Planning Commission's continued participation in the Adopt-a-Highway program.

Brief discussion occurred, noting the following:

3453 Lincoln Highway NTB LD 2017 – No one in attendance. They have resubmitted and have addressed some comments and are working on others.

125-127 Foundry Street Minor SD 2017 – The application has been withdrawn.

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Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until July 17, 2018.

301 Bondsville Road SD 2016 – No one in attendance. The extension agreement is valid until July 17, 2018.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 31, 2018.

1103 Foundry Street Sketch 2017 – No one in attendance. Applicant is proposing 22 single family semidetached units. Cedarville Engineering had completed a review letter on the project, which was forwarded to the applicant noting 17 items. Applicant may be withdrawing the application.

150 Parkside Drive Sketch 2017 – No one in attendance. Applicant appeared before the Planning Commission in December to present their plan and has filed a Special Exception Application before the Zoning Hearing Board.

281 Norton Avenue Benne Sketch 2017 – No one in attendance. Cedarville Engineering Group completed a review letter on the project, which was forwarded to the applicant noting 36 items.

3925 Hazelwood Avenue Sketch 2017 – No one in attendance. Applicant may be withdrawing the application, as the property falls within the proposed I-2 Zoning Ordinance Amendment.

Old Business – Adopt-a-Highway cleanup reminder for April 28, 2018 at 8:00 am till 11:00 am meeting at the Caln Meeting house.

New Business – The next meeting is scheduled for May 15, 2018 during the Primary. It is rescheduled to May 22, 2018. Pam will coordinate having the Township website updated.

Adjournment – With no further business, Mrs. Hammond entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:40 P.M.

To the best of my knowledge, this summarizes the minutes of the April 17, 2018 Planning Commission meeting.

Respectfully submitted,
Pamela Henrichon
Planning Secretary

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