



## **CALN TOWNSHIP PLANNING COMMISSION MEETING May 23, 2017**

The Planning Commission held their May meeting on Tuesday, May 23, 2017 in the Caln Township Municipal Building, having been rescheduled due to Municipal Elections. The meeting change was duly advertised. It was noted the April Planning Commission Meeting was cancelled. 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, Jim Benko, Ken Simon and John Robinson.

Also in attendance was Cheryl A. Lafferty, Planning Commission Secretary.

Others in attendance were Commissioner Jennifer Breton, Kristen Denne, ICMA-CM, Township Manager, Tom Wilkes, PE and Beth Uhler of Cedarville Engineering Group, LLC, along with Kristin Camp, Esquire and Lorraine Tindaro, Comprehensive Plan Committee.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of March 21, 2017 Planning Commission meeting. The motion was so moved by Mr. Simon and seconded by Mr. Robinson. Poll: all ayes. Motion passed.

Communications – None.

Public Comment – None.

Miscellaneous Zoning Ordinance Amendment – Kristin Camp, Esquire was in attendance to discuss the Miscellaneous Zoning Ordinance Amendment with the Commission and answer any questions and/or obtain any recommendations.

Ms. Camp highlighted on the proposed Miscellaneous Zoning Ordinance Amendment, with the following being noted:

- Chester County Planning Commission reviewed the proposed Zoning Ordinance Amendments related to Definitions, Medical Marijuana, Automobile Leasing and Adult Uses and provided comments;
- Chester County Planning Commission reviewed the proposed Subdivision and Land Development Ordinance Amendment related to Environmental Impact Assessment Report and provided comments.

With no further comments, Mr. Lamb entertained a motion to recommend adoption of the Miscellaneous Zoning Ordinance Amendment as presented by the Solicitor.

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

The motion passed.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until July 15, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Dwell at Caln PRD 2011 application, due to non-compliance with outstanding Township review comments, unless an extension of time is granted by the applicant prior to the current deadline of July 15, 2017.

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

The motion passed.

Bondsville Road Apartments LD 2013 – No one in attendance. The extension agreement is valid until July 15, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the Bondsville Road Apartments LD 2013 application, due to non-compliance with outstanding Township review comments, unless an extension of time is granted by the applicant prior to the current deadline of July 15, 2017.

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

The motion passed.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 31, 2017.

301 Bondsville Road SD 2016 – No one in attendance. The extension agreement is valid until July 15, 2017.

As a matter of procedure, Mr. Lamb entertained a motion to recommend denial of the 301 Bondsville Road SD 2016 application, due to non-compliance with outstanding Township review comments, unless an extension of time is granted by the applicant prior to the current deadline of July 15, 2017.

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

The motion passed.

Adopt-a-Highway – Planning Commission completed their Adopt-a-Highway Cleanup on Saturday, April 29, 2017, in conjunction with Caln Pride Day. Eight bags of trash and miscellaneous items were collected, and were reported to PennDOT.

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4060 Edges Mill Stormwater – No one in attendance. No updates have been provided. Mr. Lamb advised the item will be removed from the agenda unless new information is submitted.

Comp Plan Update – Discussion occurred regarding the update of the 2010 Caln Township Comprehensive Plan. The following was noted:

- The Planning Commission and the Comprehensive Plan Committee, along with the assistance of Urban Research & Development Corporation and Chester County Planning Commission have diligently worked on the update of the Comprehensive Plan over the past two+ years;
- The Comprehensive Plan Committee held The Public Information Meeting on March 21, 2017 at 6:45 P.M., prior to the Planning Commission Meeting;
- No review response comments have been received from adjoining municipalities or the Coatesville Area School District;
- Chester County Planning Commission completed their Act 247 Review, with the update being consistent with Landscapes 2 and the VPP Grant Contract;
- It was noted the Comprehensive Plan Public Hearing is scheduled for Thursday, May 25, 2017 at 7:00 P.M., being duly advertised.

Mr. Lamb entertained a motion to recommend approval of the 2017 Caln Township Comprehensive Plan with the revision of the Acknowledgements page, to the Board of Commissioners.

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

The motion passed.

Floodplain Ordinance – Kristin Camp, Esq. along with her associate Kim Venize, Esq. have been working with the Township and Cedarville Engineering Group, LLC on the Model Floodplain Ordinance.

Kristin Camp, Esq. and Beth Uhler of Cedarville Engineering Group, LLC updated the Commission on the proposed Ordinance and lengthy discussion occurred, noting the following:

- FEMA updated the FIRM Map, which was last adopted in 2006;
- Municipalities were given six months to update regulations and have a Model Ordinance in place, based on Federal regulations;
- The Township must adopt a Model Floodplain Ordinance by September 29, 2017, for residents to be able to obtain Flood Insurance;
- A consultant worked with DCED on the first Model Ordinance, which was a stand alone Ordinance;
- The second Model Ordinance is recommended, which has the same regulations but fits within the Zoning Ordinance;
- Uses by Right were discussed, along with Activities Prohibited in the Floodplain;

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- As currently written, Recreational Vehicles are prohibited from being parked in the Floodplain;
- RV's parked in back yards and flooding, along with concerns discussed;
- Consensus was language should be revised to prohibit Recreational Vehicles being parked in the Floodway;
- The proposed Ordinance is intended to protect properties in the floodplain, while allowing redevelopment in the floodplain, by limiting the amount of development that can happen and restrict the area;
- It was noted the Township did not take the most stringent approach with the proposed Ordinance;
- No changes noted involving Valley Run;
- Slivers along Beaver Creek and portions of the East Branch of the Brandywine in Caln Township, are affected;
- The Model Floodplain Ordinance will be reviewed by the Board of Commissioners prior to being forwarded to the County for consideration.

With no further discussion, Mr. Lamb entertained a motion to recommend approval of the Floodplain Ordinance 2017 as revised, along with the noted changes discussed this evening.

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

The motion passed.

Bike Lane Demonstration – Mr. Lamb was in receipt of some information regarding a Bike Lane Demonstration Project by PennDOT, to discuss with the Planning Commission.

Brief discussion occurred, noting the following:

- PennDOT is proposing the Pilot Program for Bike Lanes on Lincoln Highway;
- Lincoln Highway is a State Road;
- Some discussion regarding Bike Lanes on Lincoln Highway occurred, during the Comprehensive Plan Update review;
- Ms. Denne advised :
  - the Board of Commissioners had already discussed the request, as PennDOT was working on a strict timeline for a grant;
  - the Pilot Program would start at the Coatesville line to Bailey Station, on the southern side of Lincoln Highway;
  - Bike Lanes were previously discussed as part of the Multi-Modal Study, to expand trails, connectivity, etc.

It was the consensus of the Planning Commission, that they were not opposed to the Pilot Program.

Old Business – None.

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New Business – Commissioner Breton advised that Commissioner Eshleman had resigned her position, therefore the Board of Commissioners have re-organized and the Planning Commission Liaison will be changing.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:55 P.M.

To the best of my knowledge, this summarizes the minutes of the May 23, 2017 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary

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