



CALN TOWNSHIP PLANNING COMMISSION MEETING July 21, 2020

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

The Planning Commission held their regular meeting on Tuesday, July 21, 2020 via Zoom as a virtual meeting. The meeting was called to order at 7:00 P.M. by Chairman, Ken Simon.

Roll Call – In attendance were Ken Simon, John Caporale, Jim Benko, John Thomas, Bill Schew, Jacob Bashioum and Michael Irwin.

Township Staff and Consultants in attendance were Bryan Kulakowsky, ARRO Engineering, Raymond Stackhouse, Director of Building and Life Safety, Pamela Henrichon, Planning Commission Secretary, Board of Commissioner's Liaison to the Planning Commission Lorraine Tindaro and the alternate Mark Evans.

Approval of June 16, 2020 meeting Minutes – Being no questions or discussion Mr. Simon entertained a motion for approval as submitted, moved by Mr. Schew and seconded by Mr. Thomas. Poll of members; all ayes, motion passes 7 – 0.

Agenda items:

- Chester County Sports Arena Conditional Use Application

In attendance for applicant; Gina Gerber, James DiDomenico, Matt Hammond and Chris Daily

Discussion Items:

- Conditional Use to expand existing recreational use to property being purchased from Bob Wagner, immediately adjacent to existing recreational use property

What the applicant is proposing is to consolidate 3 separate parcels. Two the applicant currently owns and the other is the Bob Wagner Flooring America Property. He will utilize all 3 properties for the expansion of the Chester county sports arena. They are also planning on expanding the existing Chester County Sports Arena by approximately 4100 square feet.

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

253 Municipal Dr, Thorndale, PA 19372 | Phone: 610-384-0600 | Fax: 610-384-0689

codes@calntownship.org | www.calntownship.org

From the applicant and applicant's consultants; The Bob Wagner building will have indoor trampolines and a food area. There will be a turf field in between the 2 buildings for soccer, flag football etc. There's adult and youth inline hockey and some adult deck hockey and birthday parties on the weekends. They would like to have the option to do ice hockey and skating in the winter and then inline, roller and deck hockey for the rest of the year. During the summer they have a thriving summer camp. The kids play in the pool, the rope course, and the woods where they play in the stream and nature activities. They are working on getting public water and sewer. There will also be pedestrian connectivity by having sidewalks from each of the areas to the other and around the field and addition sidewalks put in the front of the property.

Mr. Simon entertained comments from the public; Mark Fox of 256 Thornridge Drive asked if both driveways will still have access both ways. The answer was yes these will not change.

Mr. Simon entertained comments from the Commission; being no comments Mr. Simon entertained a motion for action; Mr. Bashoum made a motion to recommend the Conditional Use without any conditions seconded by Mr. Schew. Poll of members; all ayes, motion passes 7 – 0.

- Taco Bell Application to Amend Conditional Use

In attendance for applicant; Gina Gerber, Joe Depascale and Matt Hammond

Discussion Items:

- Applicant requests to Amend Conditional Use to add a 2nd drive-thru ordering lane.

From the applicant and applicant's consultants; Due to Covid-19 and the way that restaurants are currently operating in this environment, and the way they anticipate for quite a while to come they are looking to add a 2nd drive-thru ordering lane. Customers will be able to pick the left or right drive-thru ordering lane with its own menu board and speaker. Then will then consolidate into one (1) lane to remit payment and pick up their order. Prior to the pandemic their other locations were 70% drive-thru and expect that percentage will increase.

Mr. Simon entertained comments from the Commission; discussion on the access point at Rock Raymond Road and how this will help with blocked up traffic, and mentioned buffering the sound. Per applicant the sound will head more toward the veterinary service next door, and they are below grade with a retaining wall so that should also help.

Mr. Simon entertained comments from the public; Krista Carpenter from 11 Rock Raymond Road talked about her concern with traffic, noise and landscaping.

Mark Evans – agrees with adding this second drive-thru ordering lane due to Covid-19 and to help sustain the business.

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Mr. Simon entertained a motion to recommend the modification to the Existing Conditional Use Approval without any additional conditions for the 2nd drive-thru ordering lane and menu board. Mr. Benko made a motion to approve the 2nd drive-thru window seconded by Mr. Thomas. Poll of members; all ayes, motion passes 7 – 0.

Communications – None.

Old Business - None

New Business- Dwell

Bryan Kulakowsky discussed Component 4A of the sewage planning module for the proposed development called Dwell. This was originally completed in 2015. Pennsylvania DEP requires this document to be updated due to age of application. Chairman Ken Simon will need to sign this and provide it to the Wastewater Director Scot Gill. Ken made a motion to approve. Mr. Benko moved the motion and Mr. Bashioum seconded. Poll of members; all ayes, motion passes 7 – 0.

Subdivision and Land Development Timeclock Dates:

- AGC Chemicals LD (Expires October 12, 2020)
- Hills at Thorndale Woods Final LD 2015 (Expires December 31, 2020)

Adjournment – With no further agenda items or Commission business, Mr. Simon entertained a motion to adjourn the meeting. The motion was moved by Mr. Thomas and seconded by Mr. Bashioum. Poll of members; all ayes, motion passes 7 – 0. The meeting adjourned at 8:23 P.M...

To the best of my knowledge, this summarizes the minutes of the July 21, 2020 Planning Commission meeting.

Respectfully submitted,

Pamela Henrichon

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