



CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

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CALN TOWNSHIP PLANNING COMMISSION MEETING **August 27, 2013**

The Planning Commission held their regular meeting on Tuesday, August 27, 2013 in the Caln Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairperson David Lamb.

Roll Call – In attendance were David Lamb, Eugene Spratt, Jim Benko, Jill Hammond, Ken Simon and Ex-Officio Member Jason Reed.

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

Mr. Lamb conducted the meeting in absence of the Township Engineer. Commissioner Lorraine Tindaro was also in attendance.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of the July 23, 2013 Planning Commission meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: Mr. Lamb aye, Mrs. Hammond aye, Mr. Simon aye, Mr. Benko aye. Mr. Spratt abstained, as he was not in attendance.

Communications – There were none.

Public Comment – There were none.

Bondsville Road Apartments LD 2013 – no one in attendance.

Mr. Lamb noted the extension agreement is valid until October 31, 2013. The second review letter was forwarded to the applicant on July 22, 2013, with numerous items needing addressed before returning in front of the Commission. The applicant is attempting to work through various issues.

Jacoby Minor SD 2013- In attendance was the applicant Doreen Jacoby, and Robert Flinchbaugh, P.E. of D. L. Howell & Associates.

Brief discussion occurred, with the following being noted:

- application is for a three lot minor residential subdivision;
- located along the west side of North Bailey Road, in the R-2 Zoning District;
- one home exists, being Mrs. Jacoby's residence, proposing two additional lots;
- lots two and three will share a driveway, entering through a flag lot;
- applicant will be requesting a waiver regarding the driveway ordinance;
- onsite water and septic service the property;
- Chester County Health Departments has performed testing for the septic system;
- applicant is in receipt of the Township Engineer's review letter of August 8, 2013, including the Zoning Officer's review memo dated July 8, 2013, having met and agreeing upon compliance with all comments;
- an Operations and Maintenance Agreement will be executed for lots two and three.

Mr. Lamb entertained a motion to recommend approval of the Jacoby Minor Subdivision 2013 to the Board of Commissioners, contingent upon compliance of all items and comments in the August 8, 2013 review letter. The motion was so moved by Mr. Benko and seconded by Mr. Spratt. Poll: all ayes

The motion passed.

Lincoln Highway Ordinance - The Township created the Lincoln Highway Advisory Committee several months ago, which has been meeting on a regular basis. The proposed ordinance has been through several revisions.

Brief discussion occurred, with the following being noted:

- the proposed ordinance is oriented for new businesses and development, to improve our environment;
- attempting to make the process easier for potential developers;
- goal is to be as inviting as possible to help attract development;
- issues being height and setbacks;
- attempting to make the ordinance as least restrictive as possible.

No action occurred this evening, as the Township is awaiting review comments from Chester County Planning Commission. This item will be on the September agenda.

Miscellaneous Zoning Ordinance Amendments – Before the Commission again this evening is the Miscellaneous Zoning Ordinance Amendment.

Brief discussion occurred, with the following being noted:

- the proposed amendment was forwarded to Chester County Planning Commission, and comments have been received;
- the proposed ordinance has grouped several miscellaneous amendments together;
- amending our Solar Ordinance ;
- amending telecommunications and wireless provisions;
- creating an Air Port Hazard Area as it relates to the G. O. Carlson Airport in Valley Township, regarding height and approval of tall structures.

Mr. Lamb entertained a motion to recommend approval of the Zoning Ordinance Amendment relating to Solar Photo Voltaic Facilities, Wireless Communication Facilities and Airport Hazard Zoning as presented, to the Board of Commissioners. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. Poll: all ayes

The motion passed.

Old Business – Mr. Lamb provided a brief update on the Thorndale Revitalization Project:

- all appropriate parties have approved the LERTA District;
 - any new business properties being built will fall under the LERTA incentive;
 - Caln Plaza Popeye's is the first application to fall under the LERTA incentive;
 - other potential interests have been brought to the Township's attention.
- **New Business** – None.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved by Mrs. Hammond and seconded by Mr. Benko. The meeting adjourned at 7:25PM.

To the best of my knowledge, this summarizes the minutes of the August 27, 2013 Planning Commission meeting.

Respectfully submitted,
Cheryl A. Lafferty
Planning Secretary