



CALN TOWNSHIP PLANNING COMMISSION MEETING
September 17, 2024

The Planning Commission held their regularly scheduled meeting on Tuesday, September 17, 2024, 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 15, 2023. The agenda was posted on the Township website and at the Township building on September 12, 2024.

The meeting was called to order at 6:30 P.M. by Chairman, John Adam Thomas. Salute to the Flag.

Roll Call – In attendance were John Adam Thomas, William Schew, Ken Simon, Michael Irwin, Tom Parr, Jim Benko and John Caporale.

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

Approval of June 18, 2024, meeting Minutes- Being no questions or discussion Mr. Thomas entertained a motion for approval as submitted, moved by William Schew and seconded by Jim Benko. With no objections the motion carries 7-0.

Agenda items –Cohen Conditional Use-4109 Lincoln Hwy- Appearing on behalf of the applicant was Dave Gibbons of Howell Engineering, Engineer for the applicant and the applicant, Eli Kahn. Eli gave a brief overview of the project where they propose to construct 103 townhomes on 29 acres with 72% remaining open space. They are working with DEP and an environmental firm to remediate any environmental issues. The applicant will be granting a blanket easement to the Township to connect to the multi-municipal trail, Beaver Creek Trail, that will come in and out of Township.

Mr. Benko inquired about who will be responsible for maintaining the open space. Per Mr. Kahn there will be a recreation space that the HOA will be responsible for, and the rest will be returned to its natural state. There will be connecting sidewalks within the development and the North and South side will be connected by a trail.

Mr. Schew inquired about the environmental aspect and what has been done to ensure there are no dangerous levels of contamination. Dave said they are working with DEP and the small fuel building is being tested and will be sent to DEP for determination. Mr. Schew would like the testing results to be sent to the Township. Mr. Irwin and Jared discussed the responsibility of the maintenance of the grounds and Mr. Stackhouse suggested that the planning commission have the solicitor put language in the covenants and HOA documents to ensure that the HOA will be

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

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responsible for upkeep of the grounds in the future.

There was a discussion on parking regarding the quantity and dimensions of the parking spaces. The applicant stated that to stay within the zoning ordinance they have 1 parking spot in the garage and 1 in the driveway. Mr. Leaman pointed out that the driveway ordinance requires two spaces in the driveway. The applicant stated that this is a zoning conflict between the ordinances and will need the solicitor to make a legal argument.

The applicant will be seeking multiple waivers in regard to sidewalks, parking spaces and sanitary sewers. Mr. Leaman is satisfied with the stormwater plans and Mr. Stackhouse is satisfied with the emergency services plans. The planning commission would like to review the DEP and environmental reports and suggested a workshop to go over them. They will coordinate a date to be on an agenda.

Communications – Proposed Cannabinoid Ordinance from solicitor for review.

Discussion Items – None

Old Business – None

Upcoming Developments - None

Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by Tom Parr and seconded by William Schew. Poll of members: with no objections the motion passes 7–0. The meeting was adjourned at 7:40 P.M.

To the best of my knowledge, this summarizes the minutes of the September 17, 2024, Planning Commission meeting.

Respectfully submitted,



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