



**CALN TOWNSHIP PLANNING COMMISSION MEETING  
September 19, 2023**

The Planning Commission held their regularly scheduled meeting on Tuesday, September 19, 2023, 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 27, 2022.

The agenda was posted on the Township website and at the Township building on September 14, 2023.

The meeting was called to order at 7:00 P.M. by Chairman, John Adam Thomas.

Salute to the Flag.

Roll Call – In attendance were John Adam Thomas, John Caporale, Ken Simon and Michael Irwin, William Schew and Jim Benko. Jacob Bashioum was not present.

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

Approval of August 15, 2023, meeting Minutes –Mr. Thomas entertained a motion for approval of the minutes as written, moved by William Schew and seconded by Jim Benko. With no objections the motion carries 6-0.

Agenda items:

Celebree School-3025-3035 Zinn Rd-Conditional Use. - Appearing on behalf of the applicant was Gina Gerber of Riley Riper Hollin & Colagreco, attorney for the applicant; Alan Greeberg and Kelly Washington of Celebree School; and Amanda Schneider of Howell Engineering, Engineer for the applicant. Gina gave an overview of the project in which they propose to merge two parcels and utilize the existing building and adding a 6200 sf outside play area. A revised plan was submitted that added a crosswalk from the building to the play area and made changes to the pick-up/drop off area. After discussion and questions Mr. Thomas entertained a motion to recommend the approval of the Conditional Use Plan based on the following conditions:

- Meeting the conditions listed in the Arro review letter dated August 15, 2023.
- The relocation of trash enclosure to the Noth East side of the parking lot if feasible.

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**DEPARTMENT OF BUILDING & LIFE SAFETY**

**Raymond Stackhouse, Director**

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- Adding a secondary crosswalk for internal pedestrian use along the North side parking area and add additional pick up/drop/off only signage.
- Install fencing around the stormwater facility located at the Northeast parking area.
- The utilization of privacy fencing of outdoor play areas to the extent permitted by State licensing.
- Add assure proper traffic control signage on interior of parking area.
- Install vehicle impact bollards/stanchions around play area fences that about the parking area.

The motion was moved by Jim Benko and seconded by William Schew. With no objections the motion carries 6-0.

Communications – None

Discussion Items – None

Old Business –. None

New Business –None

Subdivision and Land Development Timeclock Dates:

- *The Farmhouse-Land Development-4000 Lincoln Hwy (Expires December 18, 2023)*
- *All Fill- Land Development-4060 Edges Mill Rd (Expires December 31, 2023)*
- *Jefferis Family Farm- Land Development-3982 Lincoln Hwy (Expires December 31, 2023)*
- *Kia- SD/LD-2751 Lincoln Hwy (January 17, 2024)*

Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by Jim Benko and seconded by William Schew. Poll of members; with no objections the motion passes 6–0. The meeting was adjourned at 7:35 P.M.

To the best of my knowledge, this summarizes the minutes of the September 19, 2023, Planning Commission meeting.

Respectfully submitted,

*Elizabeth Nagy*

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