



**CALN TOWNSHIP PLANNING COMMISSION MEETING
January 22, 2023**

The Planning Commission held their rescheduled meeting on Monday, January 22, 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 January 9, 2024.

The meeting was called to order at 6:00 P.M. by Chairman, John Adam Thomas.

Salute to the Flag.

Roll Call – In attendance were John Adam Thomas, John Caporale, Ken Simon, Jim Benko and Michael Irwin. William Schew 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 November 19th, meeting Minutes – Being no questions or discussion Mr. Thomas entertained a motion for approval as submitted, moved by John Caporale and seconded by Ken Simon. With no objections the motion carries 5-0.

Approval of December 19, 2023, meeting Minutes Due to not having a quorum, the vote for December minutes will be postponed to the February agenda.

Agenda items:

Farmhouse-4000 Lincoln Hwy.-Land Development – Appearing on behalf of the applicant was Patrick McKenna of Gawthrop Greenwood, attorney for the applicant; Al Frederico of Vastardis Consulting, Engineer for the applicant; and Dana Petruzzo of DPP2022 Properties, applicant. Patrick gave a brief overview of the project in which the applicant proposes to construct a restaurant and parking lot. The applicant will comply with all recommendations on the review letters except comment #5 on the Arro review letter dated January 9, 2024, which requires a brick inlay sidewalk as indicated in the Conditional Use. The applicant would like the Board to consider alternatives that would be less costly. Parties agree to submit a waiver. After discussion Mr. Thomas entertained a motion to recommend approval of the land development plan based on compliance with all the latest consultant review letters and the Planning Commissions support of the applicants request to the Board to remove the brick inlay requirement from the sidewalk, moved by Jim Benko and seconded by Ken Simon. Poll of members; With John Caporale abstaining the motion passes 4-0.

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

Kia-2751 Lincoln Hwy.-Land Development - Appearing on behalf of the applicant was Joseph Russella of Howell Engineering, Engineer for the applicant; Gina Gerber of Riley Riper Hollin & Colagreco, Attorney for the applicant. Joseph gave a brief overview of the project and changes that have been made to the plan. The applicant has decided to not go forward with the subdivision portion of the plan. Due to the condition of the previous plumbing building they will not be subdividing and using the building for future retail slab. They will keep the plan as one lot with a 4500 SF building that will be used strictly as a leasing office. The new plan shows 221 parking spaces in place of the building, when only 14 are required. There was a discussion as to what the property's use will be. Jim Sipala stated that there will be bays to wash the cars in and the fluids coming off the cars will be disposed of properly in a recovery system. He stated the space will be used for short term and long-term leasing. Per Mr. Sipala the new site will be used as a prep center for new cars, there will be no lift in bays, just a small fleet of cars for their customers and around 10 employees. Retail sales and repairs will still be made at the main store. "It will be a drop off for new cars". Jim stated there is no car wash, but they will have a car washing facility to prep the leasing cars. Gina stated this is truly a leasing facility and the parking is for vehicles that are going to be leased to people. The applicant will revise the waiver letter to include the comments of the review letters. Mr. Sipala stated that if customers are at the main lot and decide to lease a car that they will have vehicles there for leasing customers. He cited Uber and Lift drivers may want to see inventory and will be able to from the main lot. Mr. Sipala stated the primary reason for the new lot is for leasing and the overflow of new vehicles that do not fit on the current lot. There was a discussion on the difference between renting, leasing and sales. John Caporale stated that the difference between renting and leasing/sales is the title changing hands. Mr. Thomas would like to know how this is possible with semantics. The applicant is seeking a recommendation for preliminary approval however the Chairman would like to get more information from our solicitor and the applicant will provide a use letter in response to Arro 's review letter dated January 18, 2024, comment #17, and clarification in the discrepancy in parking spaces.

Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by John Caporale and seconded by Jim Benko. Poll of members; with no objections the motion passes 5-0. The meeting adjourned at 6:58pm.

Subdivision and Land Development Timeclock Dates:

- *The Farmhouse-Land Development-4000 Lincoln Hwy (Expires January 31, 2024)*
- *Jefferis Family Farm- Land Development-3982 Lincoln Hwy (Expires March 31, 2024)*
- *Kia- SD/LD-2751 Lincoln Hwy (January 17, 2024)*

To the best of my knowledge, this summarizes the minutes of the January 22, 2024, Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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