



**CALN TOWNSHIP PLANNING COMMISSION MEETING  
October 19, 2021**

The Planning Commission held their regularly scheduled meeting on Tuesday, October 19, 2021 via Zoom as a virtual meeting. A public notice was published in the Daily Local News on December 28, 2020.

The agenda was posted on the Township website and at the Township building on October 12, 2021.

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

Salute to the Flag.

Roll Call – In attendance were Adam Thomas, Bill Schew, Jim Benko, and Jacob Bashioum. Ken Simon, John Caporale and Mike Irwin were not in attendance.

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

Approval of September 21, 2021 meeting edited Minutes – Being no questions or discussion Mr. Thomas entertained a motion for approval as submitted, moved by Jim Benko and seconded by Jacob Bashioum. With no objections motion carries.

Communications – None.

Discussion items – All Fill Sketch Plan. Chris Daily of DL Howell & Associates and Ryan Edington of All Fill presented their plan to build a 41,000 square foot Flex Space. They will be moving 40-60 jobs from their Exton location to Edges Mill Rd. The location will have one entrance which Jacob Bashioum, Adam Thomas and Ryan Edginton discussed. The workers hours will be staggered apart between the hours of 6am-5:30pm, Monday thru Friday so traffic should not be an issue. Jim Benko asked if Edges Mill Rd. has public sewer. Per Ryan they propose to have public sewer and that it will be advantageous for All Fill to bear the cost to bring public water to the area and has already gotten a few estimates. Bill Schew asked if a Wetlands Delineation Study has been done and Chris said they do not. It was suggested to include that to enhance it in the Stormwater Management Plan. Chris noted that the wetlands are located inside the Flood Plan. Bryan asked if the owners were looking to put a tenant into any of the open spaces and Ryan stated they are not. They will

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**DEPARTMENT OF BUILDING & LIFE SAFETY**

**Raymond Stackhouse, Director**

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need Penn Dot approval, Conditional Use, Land Development and may need a Variance for Public Water.

Ryan Edington then took some questions from the public. Cathy Callahan from Bondsville Rd cited Code 155.96B in regards to the cost of bringing public water to the site and traffic. Ryan stated they only expect 1 tractor trailer per day to go over Edges Mill bridge. Commissioner Tinardo had a concern about the Flex Space and if it will fit into the historical district style. Ryan is open to meeting to discuss how it can fit into the Historical Commissions plans. Commissioner Evans added that he is concerned about the area staying historical and any disturbance of the soil in that area.

Old Business – None.

New Business – Expiring terms of Planning Commission members. The two members whose terms are expiring, John Caporale and Ken Simon, were not able to attend this meeting so it will be addressed at November meeting.

The 2022 Planning Commission Meeting Schedule- Planning Commission meetings will continue to be held on the third Tuesday of each month except the May meeting will be held May 24th and Decembers will be December 13<sup>th</sup> due to schedule conflicts. Being no questions Mr. Thomas entertained a motion for approval, moved by Jim Benko and seconded by Jacob Bashioum. With no objections the motion carries.

Subdivision and Land Development Timeclock Dates:

- Hills at Thorndale Woods Final LD 2015 (Expires December 31,2021)

– With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by Jim Benko and seconded by Jacob Bashioum. Poll of members; all ayes, motion passes 4– 0. The meeting adjourned at 7:50 P.M.

To the best of my knowledge, this summarizes the minutes of the October 19, 2021 Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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