



**CALN TOWNSHIP PLANNING COMMISSION MEETING**  
**October 7, 2024**

The Planning Commission held a special meeting on Monday, October 7, 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 October 2, 2024.

The agenda was posted on the Township website and at the Township building on September 23, 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 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 (virtual); and Elizabeth Nagy, Planning Commission Secretary.

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 Brian Nagle, attorney for the applicant. Brian gave a brief overview of the project where they propose to construct 103 townhomes with 260 parking spaces. Lowell went over the comments on the Arro review letter dated September 27, 2024. He recommended that there should be crosswalks connecting paths and trails. Also, that the parking does not meet the driveway ordinance, but does meet the number of parking spaces required for the zoning ordinance. Brian stated the applicant will be seeking a waiver regarding the driveway ordinance.

Jim Benko stated that the Chester County Planning Commission review letter state that the streets on the southern portion are only twenty-four feet wide when the ordinance is twenty-eight feet wide. His concern is that people are still going to park on the street and cause congestion. There was discussion on where the other four required feet could be made up. Brian stated that the applicant would be seeking a waiver from the twenty-eight-foot requirement during land development. Adam Thomas asked if the Township could do an ordinance to ban parking there but Raymond Stackhouse stated that it would be private property so the HOA would need to enforce that. Brian suggested they recommend that the applicant investigate ways to widen the streets to twenty-eight-feet.

William Schew inquired if the applicant would be going through ACT 2. Brian stated that they only do ACT 2 when DEP states there is an issue. Mr. Schew raised concern that so far no one has stated what exactly they are testing for. Brian reassured him that if there is an issue he can guarantee it will be corrected since a developer would not purchase the site without DEP

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**DEPARTMENT OF BUILDING & LIFE SAFETY**

**Raymond Stackhouse, Director**

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compliance.

Michael Irwin expressed concern about who will be responsible for enforcing the maintaining of the meadow and open space. Raymond Stackhouse stated that it would be addressed in the land development phase, that the recorded land development plan would bind them to it. Brian recommended that it be placed in the declarations. He and Adam then discussed the Township planned Beaver Creek Trail easement across the property, and that the applicant has given the Township a blanket easement for this since the exact area is unknown at this time.

Public Comments- Dan Hagan of 217 Park Dr. requested more of an explanation on the road width at Park Dr. and the curve where water collects. He is concerned that after the water will pool towards his house. Dave Gibbons stated that the new horizontal alignment will take the 90 degrees turn and pull it out away from the stream and re-grade it. He hopes that this will help the water from pooling up, that they will have more information during the land development phase.

Being no questions or discussion Mr. Thomas entertained a motion to recommend Conditional Use approval with the following recommendations: The granting of a waiver for the boulevard entrance with applicant providing for two means of ingress and egress via a loop road; the installation of crosswalk to trails; Brian Nagle's recommending the HOA declarations contain the ability to enforce parking restrictions; recommends the applicant consider a minimum of twenty-six feet wide streets on the Lincoln Highway section of the development; the applicant will incorporate within the HOA will require management to maintain landscaping, trails and meadow areas; and lastly that the appropriate environmental investigations are to be conducted. The motion was moved by William Schew and seconded by Jim Benko. With no objections the motion carries 7-0.

Marc Evans from 103 Ayerwood Dr. stated that he had been trying to get into the Zoom meeting from 6:30pm-7:00pm and that he had raised his hand with a question before the Commission voted. Mr. Stackhouse apologized that there were technical issues and there seemed to be a delay in the system and volume issues. Mr. Evans stated that this was an important meeting, and he hopes there are detailed notes. Mr. Nagel then gave Marc Evans a brief overview of what was discussed prior to his arrival.

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 7-0. The meeting was adjourned at 7:25 P.M.

To the best of my knowledge, this summarizes the minutes of the October 7, 2024, Planning Commission meeting.

Respectfully submitted,



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