



**CALN TOWNSHIP PLANNING COMMISSION MEETING  
November 15, 2022**

A work session was held at 6:30 PM to discuss items on the meeting agenda.

The Planning Commission held their regularly scheduled meeting on Tuesday, November 15, 2022 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 28, 2021.

The agenda was posted on the Township website and at the Township building on November 10, 2022.

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, Jacob Bashioum, Michael Irwin, Ken Simon and Jim Benko. William Schew was not present.

Township Staff and Consultants in attendance were Kristen Denne, Raymond Stackhouse, Director of Building and Life Safety; Lowell Leaman, ARRO Consulting-Engineers; Board of Commissioners' Liaison to the Planning Commission Lorraine Tindaro and Elizabeth Nagy, Planning Commission Secretary.

Approval of October 18, 2022 meeting Minutes – Being no questions or discussion Mr. Thomas entertained a motion for approval as submitted, moved by Jacob Bashioum and seconded by Ken Simon. With no objections the motion carries 6-0.

Agenda items:

Ducklings Early Learning Center Conditional Use-100 Rock Raymond Rd.- Appearing on behalf of the applicant was Anthony Diver, applicant; Gina Gerber, attorney for the applicant; Joe Rusella, DL Howell & Associates. Gina gave an overview of conditional use plan and there was discussion on consultant and staff review letters regarding sidewalks and street lighting along Rock Raymond Road, load and unloading areas, Traffic concerns at existing intersections of Rock Raymond Road and Manor Avenue, and safety concerns about an existing stormwater drainage swale along the interior access drive. The applicant is looking for a Recommendation for Conditional Use Approval at this time. After discussion Mr. Thomas made a motion to recommend the granting of Conditional Use approval with the following comments: The Planning Commission supports the installment of sidewalks along

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**DEPARTMENT OF BUILDING & LIFE SAFETY**

**Raymond Stackhouse, Director**

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Rock Raymond Rd.; The Planning Commission recommends the investigation of larger parking spaces for the loading and unloading of small busses and vans or compliance with the ordinance requirement for loading and unloading area.; The Planning Commission recommends a fence to enclose the existing stormwater facility along the interior access road; The Planning Commission recommends the installation of street lights along Rock Raymond Rd; The Planning Commission recommends compliance with the item #3 of the Pennoni Traffic Review letter dated November 10, 2022.

The motion was moved by Jim Benko and seconded by Jacob Bashioum. The Motion carries 6-0.

2022 Covid-19 ARPA PA Small Water and Sewer Project Grant Application support letter for Caln Meetinghouse/Granger Ln. sewer main extension - Raymond Stackhouse provided a description and brief history of the grant. The grant would provide funds to connect Caln Meetinghouse/Granger Ln. to public sewer. Chairman Thomas entertained a motion that the Planning Commission makes a recommendation to support the 2022 Covid-19 ARPA PA Small Water and Sewer Project Grant and authorization for the PC Chairman to sign the support letter.

The Motion was moved by Jim Benko and seconded by Jacob Bashioum. With no objections the Motion carries 6-0.

Communications – None

Discussion Items - None

Old Business –. Planning Commission Term Renewals- William Schew was not present. With no objections from the Planning Commission William Schew’s term is renewed.

New Business –None

Subdivision and Land Development Timeclock Dates:

- *All Fill CU-4060 Edges Mill Rd. (Expires November 17, 2022)*
- *Lomax Land Development-3205 Lincoln Hwy (Expires December 22, 2022)*
- *All Fill LD-4060 Edges Mill Rd. (Expires December 19, 2022)*
- *Colonial Hyundai LD-4423 Lincoln Hwy (Expires December 29, 2022)*
- *Ducklings Early Learning Center CU/LD-100 Rock Raymond Rd. (Expires January 16, 2023)*
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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 Jacob Bashioum. Poll of members; all ayes, motion passes 6–0. The meeting adjourned at 8:32 P.M.

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To the best of my knowledge, this summarizes the minutes of the November 15, 2022 Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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