



CALN TOWNSHIP PLANNING COMMISSION MEETING November 21, 2023

The Planning Commission held their regularly scheduled meeting on Tuesday, November 21, 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 November 16, 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 and William Schew. Jacob Bashioum and Jim Benko were 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 September 19, meeting Minutes –Mr. Thomas entertained a motion for approval of the minutes as written, moved by John Caporale and seconded by Ken Simon. William Schew abstained. With no objections the motion carries 4-0.

Agenda items:

Brian Hoskins Ford-2601 Lincoln Hwy- Land Development. - Appearing on behalf of the applicant was Michael Wagner of Howell Engineering, engineer for the applicant, and Brian Hoskins, applicant. Michael gave an overview of the project in which they propose construction of a 1,935 square foot building addition. They agree to comply with all of the recommendations in the Arro review letter dated November 1, 2023, with exception to seeking a waiver as to 137-31C and doing a fee in lieu of. After discussion and questions Mr. Thomas entertained a motion to recommend the approval of a waiver as to 137-31C and fee in lieu of based on satisfying all recommendations of engineer and review letters. The motion was moved by Ken Simon and seconded by William Schew. With no objections the motion carries 5-0.

Cohen Zoning Amendment-4109 Lincoln Hwy-Appearing on behalf of the applicant was Eli Kahn of E. Kahn Development Corp. and Brian Nagel of MacElree Harvey, Ltd, attorney for applicant. Eli gave an overview of the proposed amendment to zoning ordinance 155-54C, in which the back section of the property would be rezoned from R4 to TVI in conjunction with the front section of the property. If approved, they will seek land development to redevelop the property from a junkyard to 103 townhouses and to construct a portion of a

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Raymond Stackhouse, Director

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proposed new public trail. After discussion Mr. Thomas entertained a motion for recommendation for a change in the ordinance submitted by the applicant and resolved by the Township Solicitor as of October 9, 2023. The motion was moved by Ken Simon and seconded by William Schew. With no objections the motion carries 5-0.

2024 Meeting Dates – After a discussion Mr. Thomas entertained a motion to accept the 2024 meeting dates as written and will address any future changes as needed. The motion was moved by William Schew and seconded by Michael Irwin. With no objections the motion carries 5-0.

PC Term Renewals - Adam Thomas and Jacob Bashioum's term will expire December 31, 2023. Mr. Bashioum will not be seeking renewal which will leave a vacant position on the Planning Commission. Mr. Thomas agrees to renew his term.

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)*
- *Brian Hoskins Ford – 2601 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 Williams Schew and seconded by Ken Simon. Poll of members; with no objections the motion passes 5–0. The meeting was adjourned at 7:23 P.M.

To the best of my knowledge, this summarizes the minutes of the November 21, 2023, Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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