



## **CALN TOWNSHIP PLANNING COMMISSION MEETING November 21, 2017**

The Planning Commission held their regular meeting on Tuesday, November 21, 2017 in the Caln Township Municipal Building. It was noted the October Planning Commission Meeting was cancelled. The meeting was called to order at 7:00 P.M. by Chairperson Dave Lamb.

Roll Call – In attendance for the Planning Commission were Dave Lamb, Jill Hammond, Jim Benko, Ken Simon and John Robinson.

Also in attendance was Cheryl A. Lafferty, Planning Commission Secretary and Carol Schuehler, PE, Cedarville Engineering Group, LLC.

Approval of Minutes – Mr. Lamb entertained a motion to approve the minutes of September 19, 2017 Planning Commission meeting. The motion was so moved by Mr. Benko and seconded by Mrs. Hammond. Poll: all ayes. Motion passed.

Communications – None.

Public Comment – A student from West Chester University and township resident studying Planning, was in attendance, The Commission welcomed him and thanked him for his interest, and invited him to return for future meetings.

Dwell at Caln PRD 2011 – No one in attendance. The extension agreement is valid until April 17, 2018.

Hills at Thorndale Woods Final LD 2015 – No one in attendance. The extension agreement is valid until December 31, 2018.

301 Bondsville Road SD 2016 – In attendance was the applicant, Joe Ippolito. The extension agreement is valid until April 17, 2018.

Brief discussion occurred, with the following being noted:

- Applicant received Cedarville Engineering's November 15, 2017 review letter, noting 37 items. Mr. Ippolito's Engineer, Christopher Della Penna, PE and Carol Schuehler, PE discussed the review letter prior to the meeting. Mr. Ippolito wanted to discuss several of the items with the Commission, seeking possible recommendations;
- Mr. Ippolito noted the biggest issue is with the site line easement from the apartment complex, involving approximately 250 square feet. Applicant has been unable to obtain said easement;

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- Applicant reviewed the plan with the Commission, noting he has received HOP Permits from PennDOT for both driveways;
- An easement was obtained from one property owner and the area has been cleared;
- A Pipeline easement is involved, which applicant has been granted permission to use and keep cleared, however no official easement will be put on record;
- The Commission expressed site distance and public safety concern issues;
- Ms. Schuehler reiterated to Mr. Ippolito that the Planning Commission is not in a position to take any action or make any recommendations regarding the issues, as they are issues to be addressed by the Zoning Officer and Solicitor;
- Ms. Schuehler questioned the applicant if he would be selling the homes, with Mr. Ippolito's response stating a Homeowners Association would be created, however he was unsure if this would be the direction taken;
- Under Chapter 135 Stormwater Management:
  - Item #3 Drainage Conveyance Facility, applicant will comply
  - Item #6 Basin Outfall Pipes Waiver Request, Engineers will work together to address
  - Item #8 Endwalls for Basin Outfalls Waiver Request, applicant will resolve issue
  - Item #11 Fencing or vegetative screening around detention basins Waiver Request. The Commission expressed safety concerns with children regarding water and detention basins close proximity to the structures. Applicant stated he would comply if required. Consensus of the Commission was vegetative screening is required on the west side of the infiltration basins, excluding the east side of the infiltration basins. Applicant will comply
  - Item #13 note will be added to the plan reflecting No Wetlands
  - Item #15 Stormwater Management Ordinance, applicant will comply;
- Under Chapter 137 Subdivision & Land Development:
  - Item #16 Existing Features on plan, applicant will comply
  - Item #18 Planning Module Application has been submitted. Sewage capacity is available and applicant is working with the Wastewater Department regarding a possible Exemption for the Planning Module, depending on how many buildable lots may be approved;
- Under Chapter 155 Zoning:
  - Item #26 Carbonate Assessment, applicant will comply with additional verbage;
- Mr. Ippolito stated he's aware the site distance is a hurdle and an issue with both driveways, but would seek relief from the Board of Commissioners. Ms. Schuehler advised being a Zoning issue, it would need to be directed to the Zoning Hearing Board.

With nothing further, discussion on the project concluded. No formal action occurred.

3453 Lincoln Highway NTB LD 2017 – No one in attendance. The extension agreement is valid until January 17, 2018.

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1103 Foundry Street Sketch 2017 – No one in attendance. Applicant is proposing 22 single family semidetached units. Cedarville Engineering completed a review letter on the project, which was forwarded to the applicant noting 17 items.

125-127 Foundry Street Minor SD 2017 – No one in attendance. The Subdivision plan was officially accepted for review this evening, starting the 90 day time clock with an expiration date of February 16, 2018.

December Meeting Change – It was noted the December 19, 2017 Planning Commission Meeting has been cancelled and rescheduled to December 12, 2017. The change will be duly advertised.

2018 Meeting Schedule – The Caln Township Planning Commission Meeting Schedule for 2018 will continue with the third Tuesday of every month at 7:00 P.M. and will be duly advertised.

Old Business – None.

New Business – It was noted the Royal Farms Convenience Store located on Rt. 322 & Rock Raymond Road has officially opened for business.

Adjournment – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The motion was so moved. The meeting adjourned at 7:40 P.M.

To the best of my knowledge, this summarizes the minutes of the November 21, 2017 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary

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