



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING

*Jeffrey W. McClintock, PE, CFM, Township Engineer*  
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## CALN TOWNSHIP PLANNING COMMISSION MEETING October 20, 2015

The Planning Commission held their regular meeting on Tuesday, October 20, 2015 in the Caln Township Municipal Building. 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, Eugene Spratt, Jim Benko, Ken Simon and John Robinson, Jr., Ex-Officio Member.

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Commission Secretary.

Others in attendance were Gregory E. Prowant, AICP, Township Manager, Commissioners' John Contento and Lorraine Tindaro and residents Noel Bernard and Marc Fox, Charles Schmehl of URDC, along with Sean O'Neill of the Chester County Planning Commission.

**Approval of Minutes** – Mr. Lamb entertained a motion to approve the minutes of the September 15, 2015 Planning Commission meeting. The motion was moved by Mr. Spratt and seconded by Mr. Benko. Poll: Mr. Simon aye, Mr. Benko aye, Mr. Spratt aye. Mr. Lamb abstained. Motion passed.

**Communications** – There were no communications this month.

**Public Comment** – There were no public comments this month.

**Zoning Ordinance Amendment – Animal Definitions** – A proposed ordinance relating to Animal Husbandry, Domestic Pets, Farm Animals, Domesticated Chickens was presented for the Commission's review.

Discussion occurred, with the following being noted:

- the Township Manager provided a brief summary of the document and background;
- proposed amendment would revise the definitions of Animal Husbandry, Domestic Pets and Farm Animals;

- creating a new section regarding Chickens as Domestic Pets;
- Roosters are prohibited;
- concerns with feed and rodents;
- a resident questioned if ducks were included in the proposed ordinance, noting an issue with a neighbor. Ducks were not listed within the proposed ordinance and the resident was directed to contact the Code Department if viewed as a nuisance.

Mr. Lamb entertained a motion to recommend approval of the proposed Zoning Ordinance Amendment relating to Hens as presented, to the Board of Commissioners.

The motion was so moved by Mr. Simon and seconded by Mr. Benko. Poll: Mr. Lamb aye, Mr. Benko aye, Mr. Simon aye, Mr. Spratt nay. The motion passed 3-1.

**Dwell at Caln PRD 2011** – No one in attendance.

Per the Township Engineer, the plan has an expiration date of December 18, 2015. Awaiting applicant's response to review letter.

No action occurred this evening.

**Bondsville Road Apartments LD 2013** – No one in attendance.

The extension agreement is valid until February 25, 2016. Applicant anticipates submitting their Special Exception application shortly.

No action occurred this evening.

**Benne Norton Avenue LD 2013** – No one in attendance. The extension agreement is valid until December 17, 2015.

Discussion occurred, with the following being noted:

- Waiver request was received last week and is being reviewed;
- A subsequent extension to December 17, 2015 was granted by the Board of Commissioners, for the applicant's Preliminary/Final plan approval;
- time constraints will be challenging.

No action occurred this evening.

**Royal Farms LD 2015** – No one in attendance. The extension agreement is valid until December 14, 2015.

Discussion occurred, with the following be noted:

- the plan was accepted for review at the September 15, 2015 Planning Commission meeting;
- applicant is working on some items prior to coming before the Commission;
- the applicant's Zoning Text Amedment was approved, to allow convenience stores at this location with eight pumps.

No action occurred this evening.

**1-3 Fox Avenue SD 2015** – No one in attendance.

Per the Township Engineer, the 1-3 Fox Avenue SD 2015 plan was accepted for review at this evening's Planning Commission meeting, starting the 90 day time clock for action to January 14, 2016.

No further action occurred.

**Comp Plan Update** – Discussion of the Comp Plan Update was held. A brief update of the last meeting was provided.

**Old Business** – None.

**New Business** – None.

**Adjournment** – With no further business, Mr. Lamb entertained a motion to adjourn the meeting. The meeting adjourned at 7:25 P.M.

To the best of my knowledge, this summarizes the minutes of the October 20, 2015 Planning Commission meeting.

Respectfully submitted,

Cheryl A. Lafferty  
Planning Secretary



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### **2015 Comp Plan Update Session 6 Minutes October 20, 2015**

The Comp Plan Committee held their sixth session on Tuesday, October 20, 2015 in the Caln Township Municipal Building, immediately following the monthly Planning Commission meeting.

In attendance for the Planning Commission were Dave Lamb, Eugene Spratt, Jim Benko, Ken Simon and John Robinson, Jr. Ex-Officio Member.

Also in attendance was Jeffrey W. McClintock, PE, CFM, Township Engineer and Cheryl A. Lafferty, Planning Commission Secretary.

Other committee members in attendance were Commissioners' John Contento and Lorraine Tindaro, and residents Noel Bernard and Marc Fox. Also in attendance were Gregory E. Prowant, AICP, Township Manager, Charles Schmehl of URDC and Sean O'Neill of the Chester County Planning Commission (CCPC).

The session started with Mr. Schmehl disbursing the following materials: Revised Set of Goals & Objectives, Revised Existing Land Use Map, Updated Developable Lands Map and Caln Township's Draft Transportation Plan.

Discussion occurred, with some of the items to note:

- Vision and Mission Statements will be updated with prior comments for the next meeting;
- Developable Lands Map was prepared and discussed:
  - Land Use – land never developed, what do we want to see there/conserve the land or develop
  - Redevelopment opportunities, although not reflected on map
  - Land permanently preserved not reflected on map
  - Focus on what choices are left;
- Revised Existing Land Use Map reviewed;
- Major Goals & Objectives reviewed:
  - Density and incentives discussed

- Clustering and Open Space Preservation
- Encouraging home ownership and home types
- Revitalizing Lincoln Highway with landscaping and streetscape improvements
- Stronger regulations needed for Historic Preservation
- Lloyd Avenue area was again discussed noting the Arch Diocese property for sale and potential possibilities and issues regarding traffic and congestion
- The Committee was receptive to the area being blended as retail and residential
- Hillview development discussed
- Brandywine Hospital area currently zoned Commercial for a proposed Fisherville Road Shopping Center which never materialized, possibly change a portion to Residential with clustering, and offer a senior bonus incentive, possibly a hotel on the site discussed
- The Committee concurred with the mixed use for the site, with constraints
- Township resident Adam Thomas questioned if the V. A. Hospital facility could be used as a marketing tool to attract a hotel, for families coming from out of town to visit
- The Township Engineer will contact various developers, to determine the best use of the site
- Kmart site again discussed, with future potential of mixed use on the site desirable
- 21 Challenging Intersections study was reiterated to be included in the updated Comprehensive Plan
- Transportation discussed noting promotion of transit services, and expansion of trails system
- The Township Manager updated the Committee on a Route 30 Corridor Public Meeting which was held in September, where residents provided thoughts and comments on current and future needs.

Discussion will continue next month with Land Use, Transportation, Fair Share Housing Obligations and the DVRPC Thorndale Report.

In order to be efficient everyone was reminded to complete your homework, read and provide feedback and be productive.

Everyone was asked to bring their binders to each meeting, for new materials and discussion.

The session ended at 9:15 P.M.

Respectfully submitted,  
Cheryl A. Lafferty  
Planning Secretary