



CALN TOWNSHIP PLANNING COMMISSION MEETING February 20, 2024

The Planning Commission held their regularly scheduled meeting on Tuesday, February 20, 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 December 15, 2023. The agenda was posted on the Township website and at the Township building on February 12, 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 and Tom Parr. Jim Benko and John Caporale were not present.

Township Staff and Consultants in attendance were Don Vymazal, Township Manager; 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; and Elizabeth Nagy, Planning Commission Secretary. Approval of December 19, 2023, meeting Minutes -No Quorum. Minutes will be placed on March agenda for approval.

Approval of January 22, 2024 meeting minutes- No Quorum. Minutes will be placed on the March agenda for approval.

Agenda items:

Kia-2751 Lincoln Hwy- Land Development. - Appearing on behalf of the applicant was Louis Colagreco of Riley Riper Hollin & Colagreco, attorney for the applicant, Joseph Russella of Howell Engineering, Engineer for the applicant; and Jim Sipala, the applicant. Mr. Colagreco gave a brief overview of the project and the resubmission submitted on 2/13/24 where the applicant proposes constructing a 4500 SF building with an automobile leasing lot. They intend to have signage on the lot that will specify where Leasing occurs and where sales occur. All vehicles that will be kept on lot are available for leasing. They have no issue complying with Arros latest review letter dated 2/16/24. Lowell cited General Note #1 on page 1 of the plans. "Applicant will utilize the property for automobile leasing, in accordance with section 155.26B(12) of the zoning ordinance, which permits this use by-right in the IV-1 Thorndale Village zoning district. New and used vehicles that are available for lease will be brought to the property, prepared for lease by removing protective materials utilized for

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

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shipping, washed and detailed as needed, and parked on the property as part of the leasing inventory. Vehicles will be available for both short-term and long-term leasing. Leasing transactions will occur on the property. Those interested in vehicle sales will be directed to conduct business on the Kia of Coatesville dealership property at 25356 E. Lincoln Highway, where automobile sales is permitted. Vehicle inventory that is available for both lease and sale may be parked on the property. Vehicle inventory that is only available for sale may be parked on the property. Vehicle inventory that is only available for sales will not be parked on the property.” A condition of Approval at the solicitors’ request is that the use of the property is strictly for leasing.

After discussion and questions Mr. Thomas entertained a motion to recommend approval based on satisfying all recommendations of engineer and review letters with additional comments that the use of the property is automobile leasing. There will be no sales of vehicles on the property, refer to comment #1 on page 1 of the plan. The motion was moved by Ken Simon and seconded by William Schew. With no objections the motion carries 5-0.

PC Appointment - Ken Simon nominates Adam for Chairperson. Seconded by Tom Parr. With no objections the motion passes 4-0.

Adam Thomas nominates William Schew for Vice Chairperson. Seconded by Ken Simon. With no objections the motion passes 4-0.

Communications – None

Discussion Items – None

Old Business –. None

Subdivision and Land Development Timeclock Dates:

Jefferis Family Farm- Land Development-3982 Lincoln Hwy (Expires March 31, 2024)
Kia- SD/LD-2751 Lincoln Hwy (March 29, 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 Tom Parr. 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 February 20, 2024, Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

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