



**CALN TOWNSHIP PLANNING COMMISSION MEETING
December 17, 2024**

The Planning Commission held their regularly scheduled meeting on Tuesday, December 17, 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 December 11, 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, Tom Parr, Jim Benko and John Caporale.

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 November 19, 2024, meeting Minutes- Being no questions or discussion Mr. Thomas entertained a motion for approval as submitted, moved by Jim Benko and seconded by William Schew. With no objections the motion carries 7-0.

Agenda items: First Blackhorse- 1401 Blackhorse Hill Rd.-Zoning text and map amendment- Appearing on behalf of the applicant is Brian Nagle, applicant's attorney. Brian gave a brief overview of the project in which the applicant is seeking a zoning amendment to rezone 32+ acres from R2 to R4 with the intention of building 56 townhomes. They are seeking to rezone to R4 in order to obtain a redevelopment support grant. If the parcel is not rezoned the applicant would not be eligible for the grant and need to look at increasing the number of units to make development economically feasible. Brian cited A(2)(a) of the Arro review letter dated December 13, 2024: "The proposed rezoning would change the subject parcels from R-2 District to R-4 District. The property is located between the Institutional District of the VA medical center to the east, the route 30 bypass to the north, and R-2 residential properties to the west. The project property is not adjacent to the existing R-4." Brian stated that the townhomes would be sold, not leased and are not part of the previously proposed VA housing, it would be market rate housing. The lowest elevation of the parcel would be next to the bypass. The Commissioners inquired as to why there are so many curves in the access roads and Brian explained that it was to maintain a slope of 10%. The applicant does not intend to do subdivision to join 1401 & 1333 Blackhorse Hill Rd. They intend to keep the house that is currently there. The Commission also inquired if this would create Spot Zoning and Brian explained that in this case it would not be a type where residential is surrounded by industrial, it is all residential areas immediately adjacent. Brian stated that since there is no Chester County 257 review yet the applicant intends to return in January for a recommendation from the Planning Commission.

Communications – None

DEPARTMENT OF BUILDING & LIFE SAFETY

Raymond Stackhouse, Director

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Discussion Items – None

Old Business – None

Upcoming Developments – Cohen Conditional Use hearing was continued to January as requested by the applicant to make some modifications to the plan; There has been no activity from Main Line Health; Kia is currently doing land development work; Ducklings is awaiting the required updated traffic review.

New Business- None

Best Planning Practices – Don Vymazal recommended the commission review the Audio-Visual Policy that was submitted in October and give any feedback they may have.

Adjournment – With no further agenda items or Commission business, Mr. Thomas made a motion to adjourn the meeting, moved by John Caporale and seconded by Jim Benko. Poll of members: with no objections the motion passes 7–0. The meeting was adjourned at 7:12 P.M.

Subdivision and Land Development Timeclock Dates:
Cohen-4109 Lincoln Hwy-Land Development-May 31, 2025

To the best of my knowledge, this summarizes the minutes of the November 19, 2024, Planning Commission meeting.

Respectfully submitted,

Elizabeth Nagy

DRAFT

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