

EAST CALN TOWNSHIP
PLANNING COMMISSION

MEETING MINUTES FOR FEBRUARY 1, 2016

The East Caln Township Planning Commission meeting of February 1, 2016 at 7 P.M. in the Township Building.

Those present were: Dave Bolger
Bruce Taylor
Steve Pizzi
Edward Dymek (absent)
Inge Forlenza (absent)
John Cardwell
Joseph DeGaray
Barbara Kelly, Mgr/Secretary

MINUTES OF THE PREVIOUS MEETING

The minutes of the January 11, 2016 meeting on a motion by Pizzi, second by Taylor were unanimously approved as presented.

PLAN REVIEW

1. 825 E. Lancaster Avenue - Present were Jack Robinson, P.E. also Tom Kessler and Chris Varela, Developers to discuss the proposed land development plan for 825 E. Lancaster Avenue. The site is located west of the Ashbridge Square shopping center. The proposed builder would be Ryan Homes with 40 townhouse units. The Commission reviewed the plan and discussed as follows: the traffic study was discussed. A right in and right out would be permitted with a left in on the eastbound direction. The going in the proposed left turn would be removed. The allowable eastbound left turn was attributed the signalized intersection of Woodbine and Ashbridge Square that allow a break in traffic with the signalized intersection. Pizzi recommended that an attempt be made to add an emergency access from adjoining property owners. The Commission unanimously recommended allowing the use in the OC-5 zoning district with conditions at land development to limit parking to one side. The applicant requested waivers of the SALDO section 185-34.B(1) that requires sidewalks on both sides of the street. Sidewalk is proposed around the perimeter due to smaller size of development. Also from Section 185-33.G(1) the requirement of the 28' for local streets. The plan shows a 28' entrance drive with a 24' perimeter driveway. The Township does permit 24' access driveways. The Commission had also required that the turning radius of 24 ft. should be reviewed as to whether it is adequate for emergency vehicles.

2. 250 W. Uwchlan Avenue - Greth/Anstine - The applicant was not present and it currently responding to the Township engineer's review letter.

OLD BUSINESS - None

NEW BUSINESS

1. On the Go Kids - The Commission received copies of the Township engineers review at the meeting and they will review and comment at their meeting on March 7. The Conditional Use Hearing is scheduled for February 17 at 3 P.M. Due to not having a recommendation from the Commission the applicant would like to open the hearing and then continue it to another date.

2. Old Boot Rd Property - Johnstone Supply The sketch plan was reviewed. The Board of Supervisors also reviewed the plan prior and the applicant stated that they would need to request a variance from the Zoning Hearing Board to disturb the steep slope area on the property.
The Commission had no opposition to the request to proceed to the ZHB.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary