

EAST CALN TOWNSHIP
PLANNING COMMISSION

MEETING MINUTES FOR JANUARY 9, 2017

The East Caln Township Planning Commission meeting of January 9, 2017 was called to order at 7:00 P.M. in the Township Building by Vice Chairman Taylor.

Those present were: Dave Bolger (absent)
 Bruce Taylor
 Steve Pizzi
 Inge Forlenza
 John Cardwell
 Joseph DeGaray
 Scott Yard (absent)
 Barbara Kelly, Mgr./Secretary
 Andrew D.H. Rau, Esq.

Introduction of New Solicitor

Re-Organization - Chairman for the year 2017 - On a motion by Forlenza, second by Taylor the Commission unanimously elected Dave Bolger as Chairman.

Vice Chairman for 2017 - On a motion by Pizzi, second by Forlenza, The Commission unanimously elected Bruce Taylor as Vice Chairman.

MINUTES OF THE PREVIOUS MEETING

The minutes of the December 5, 2016 meeting on a motion by Pizzi, second by Cardwell were unanimously approved as presented.

PLAN REVIEW - None

OLD BUSINESS

1. Kahn Development Company -Matt Adams, P.E. was present on behalf of Kahn to discuss the proposed ordinance text change. Kahn is proposing to seek a re-zone of the property from NR-4 District to R-3 District and an Ordinance text change to reduce the number of required acres. Also to be able to develop the property pursuant to the Conservation/Open Space Subdivision use provisions of the R-3 district. The use then would require a Conditional Use. The parcel is 27 acres. The Chester County Planning had reviewed the applicant's submission and the comments were discussed. Adams stated that a traffic study is being prepared and will be submitted with land development. The Commission on a motion by Forlenza, second by Pizzi, unanimously supports the text amendments

and the zoning map change reserving full and meaningful comments on the plan through the Conditional Use and the land development process.

2. Temporary Use Permits - The information needs to put in Ordinances form with a final review.

3. Digital Display Ordinance - The Commission continued their review of the proposed Ordinance. The solicitor worked with the Commission to add more described language to better define the requirements for lighting.

4. 825 E. Lancaster Avenue - The developer will prepare a draft ordinance for a text change for review.

NEW BUSINESS - None

Meeting adjourned at 8:20 PM

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary