

EAST CALN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES FOR January 14, 2019

The East Caln Township Planning Commission meeting of January 14, 2019 was called to order at 7:00 P.M. in the Township Building by Chairman Bolger

Those present were: Dave Bolger
Bruce Taylor (absent)
Steve Pizzi
Inge Forlenza
John Cardwell
Joseph DeGaray
Jim Wagner
Don Ash
Barbara Kelly, Mgr. /Secretary

Re-Organization:

Chairman and Vice Chairman - The Commission voted unanimously to elect David Bolger to another year as Chairman and Bruce Taylor as Vice Chairman.

MINUTES OF THE PREVIOUS MEETING

The minutes of the October 1, 2018 meeting on a motion by Bolger, second by Pizzi, were unanimously approved as presented.

Persons Wishing to be Heard

PLAN REVIEW

WMT Properties Land Development Plan - The manager briefly introduced the Land Development plans that were received for the WMT project. The plans were also sent to the Township engineer and the County Planning Commission. The Commission will begin their review at the February 4 meeting.

OLD BUSINESS

NEW BUSINESS

1. Brandywine Station - Draft Ordinance Transit Orientated Mixed Use Development. Neil Fisher, developer representing the Hankin Group, Mike Malloy, solicitor for Hankin, Tom Comitta, Land planner, Andy Rau, solicitor for Township as part of work session group. Don Ash, Supervisor and the manager were also part of the group. Bolger was to cover the vacancy of Taylor while he was away as the Commission's representative. **Fisher stated that the 4 ½ acres** of land which includes 1 acre on the north side of proposed train station parking lot has been deeded to PennDOT for the train station project.

Fisher did a presentation for the Commission of the proposed project. A lengthy discussion was held on the proposed draft Ordinance. Forlenza questioned the use of any overlay district instead of just re-zoning the area. Comitta explained that an overlay allows for more diversity of uses than just zoning. The proposed use would possibly include such mixed uses as apartments, retail, offices, manufacturing, banks, restaurants, personal shops, and school use. The open space would include walking paths, woodlands, streams, storm water management facilities, and connections to the Struble Trail, Brandywine Trail, and an extension to the Chester Valley Trail. Pizzi had questions on the height of the buildings. Rau had explained that all aspects of the development would need to go through the Conditional Use process and the Design Manual and Graphics would also be a part of the proposed ordinance. On a motion by Bolger to recommend to the Board that Tom Comitta and to involve the Commission will review the conditional use as well as every aspect of Design Manual, and the Township will continue to engage Tom Comitta, or in the event he is unable to do so, then another professional land planner or engineer acceptable to both Board and the Commission, second by Pizzi, and all in favor with no opposition.

ADJOURNMENT

On a motion by Bolger, second by Cardwell, the Commission unanimously adjourned the meeting at 9:15 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary