

EAST CALN TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES FOR FEBRAURY 4, 2019

The East Caln Township Planning Commission meeting of February 4, 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

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the January 14, 2019 meeting on a motion by Forlenza, second by Ash, were unanimously approved as presented.

**Persons Wishing to be Heard**

**PLAN REVIEW**

WMT Properties Land Development Plan - Present on behalf were Andy McFarlane property owner and Joe Russella, PE to discuss the plan and the Township's engineer's review letter. Russella stated that the house located on the property across from the proposed landscaper's yard is also owned by McFarlane and will be renovated to be used as an office with bathroom facilities for the landscaping business. McFarlane has met with the codes official to discuss the requirements for ADA compliance and other building code items. Bolger questioned if they are seeking any waivers. Russella stated there is only one as listed on the engineer's review. A waiver request of Section 305 to provide the water quality requirement through the proposed Bio retention design for storm water management. The Township engineer will need to confirm that this is acceptable. The Commission on a motion by Bolger, second by Forlenza, unanimously recommended approval by the Board of Supervisors after all items on the review letter are completed to the satisfaction of the Township Engineer.

Madina Properties Land Development Plan - The property is located at 901 Skelp Level Road. The owner is proposing to build a flex space warehouse type of facility approximately 50,000 square ft. The plans have been sent to the County Planning Commission and the Township engineer for review and comments.

**OLD BUSINESS**

## **NEW BUSINESS**

1. Brandywine Station - Draft Ordinance Transit Orientated Mixed Use Development. Present for the Hankin Group was Mike Malloy, solicitor and Tom Comitta, Land planner for the Township.

The Board of Supervisors at their last meeting discussed the proposed draft Ordinance. After discussion the Board recommended a change to the item regarding parking and not using the 2010 ITE regulations for parking. Parking would be addressed at the time of Conditional Use. The change had to be re-sent to the County PC and the Township PC for review. On a motion by Bolger, second by Pizzi the Commission recommended approval of the change. Comitta added that an overall master plan will need to be updated by both the Borough and the Township, from time to time as each phase of new development is proposed. The master plan should show all previously approved and/or built development, along with what is being proposed in each new phase.

## **ADJOURNMENT**

On a motion by Bolger, second by Cardwell, the Commission unanimously adjourned the meeting at 8:25 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary