

EAST CALN TOWNSHIP
PLANNING COMMISSION

MEETING MINUTES FOR June 5, 2017

The East Caln Township Planning Commission meeting of June 5, 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 (absent)
 John Cardwell
 Joseph DeGaray
 Nik Kharva
 Barbara Kelly, Mgr. /Secretary

Introduction of New PC Member - Nik Kharva was appointed as a member of the Planning Commission by the Board of Supervisors on May 17, 2017. The other members welcomed Nik.

MINUTES OF THE PREVIOUS MEETING

The minutes of the May 1, 2017 meeting on a motion by Pizzi, second by Kharva were unanimously approved as presented.

PLAN REVIEW

825 E. Lancaster Ave. - Present were Tom Kessler, Chris Varella, Alyson Zarro, Esq. representing the property owners. The Commission continued their review of the Conditional Use Application. Taylor and Pizzi were concerned with the proposed traffic patterns. Discussed were the left turn into the development and the eastbound traffic possibly would use it as a cut through to the Ashbridge center if traffic was backing up on business Rt. 30. It was recommended that a speed deterrent be considered within the development. Kessler stated that the development would be monitored for a time and then take whatever measures that would be need to be considered. The Commission then recommended that the Board of Supervisors consider the application for Conditional Use approval and the alternate landscaping plan as submitted and reviewed.

OLD BUSINESS

1. Floodplain Ordinance - The Commission discussed the floodplain ordinance. The language was corrected as requested by the Commission that "only properties located in the Floodplain should need to seek a Floodplain Permit."

The change was reviewed by the County PC and Leslie Rhoads who works with FEMA. The Commission after discussion recommended that the Board of Supervisors consider the Ordinance for adoption.

NEW BUSINESS

Unitex - Those present representing Unitex were Steve DePedro, property owner, Adam Brower, P.E. , their landscaper, and Skip Bryon, Esq. Unitex has submitted a Conditional Use application to allow for a storage area for equipment, materials, and vehicles which will be leased by various tenants. Also in the application is an alternate landscaping plan. Pizzi questioned the amount of impervious coverage. Brower stated it is at 38%. Kharva questioned the entrance to the new proposed lot for adequate entrance width. Kharva recommended moving the landscaped island to the east by one parking space to be sure that cars are passable. The manager ask about hours of operation and security of the site. DePedro responded that it would be a daylight operation for the tenants. No car carriers would be making any deliveries it would be single cars that would be driven in. No car customers would be permitted on the lot. Also possible storage of extra Rover busses as well as Unitex's own equipment. Cardwell stated that Unitex has been there for years and never had a problem with their operations. Pizzi asked if there would be any changes as far as the eastern automatic exit/entrance gate for Unitex truck. DePedro stated no change there and all cars would enter and exit via S. Chestnut Street. The Planning Commission recommended that it is an acceptable use of the property and for the Board of Supervisors to consider approval of the Conditional Use for the parking and also the alternate landscaping plan.

Meeting adjourned at 8:00 PM

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary