

EAST CALN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES FOR February 1, 2021

The East Caln Township Planning Commission meeting of February 1, 2021 was called to order at 7:00 P.M. via Zoom by Chairman Bolger.

Those present were: Dave Bolger
Ryan Marshall (absent)
Steve Pizzi (absent)
Inge Forlenza
John Cardwell
Joseph De Garay
Jim Wagner
Barbara Kelly, Mgr. /Secretary

MINUTES OF THE PREVIOUS MEETING

The minutes of the January 11, 2020 meeting on a motion by Wagner, second by Forlenza, the minutes were unanimously approved as presented.

PLAN REVIEW - Conditional Use Plan for Re-Use of

Valero Service Station to a Circle K with fuel service and mini-mart.

The service bays would be converted to the mini-mart use. The use is a permitted use if granted by the Board of Supervisors. The applicant did not attend the meeting.

Proposed Clovermill Project-Present for the applicant were Ron Christy, Patrick Stewart, Ian Schieve, Joan Hodges, and Mike Malloy, Esq. gave an overview of the proposed project. The parcel consists of 18.5 acres near Quarry and the Norfolk Southern rail line. All utilities would need to come from the eastern end of parcel at West Whiteland. Water would need to be supplied by Aqua and sewer through an inter-municipal agreement with West Whiteland. The tentative builder would be Lennar Builders. The road system within the project has been revised to have two way traffic with a 15 MPH speed limit, a small/large dog park, 15 bike racks and multiple residents' amenities. The current OC-3 zoning does not allow for townhouses. An overlay district was proposed but seems there maybe other options for moving forward. The Commission will conduct a special meeting to discuss the zoning.

OLD BUSINESS - None

NEW BUSINESS - None

On a motion by Bolger, second by Wagner, the Commission unanimously adjourned the meeting at 8:15 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary