

EAST CALN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES FOR FEBRUARY 8, 2021

The East Caln Township Planning Commission meeting of February 8, 2021 was called to order at 7:00 P.M. via Zoom by Chairman Bolger.

Those present were: Dave Bolger
 Ryan Marshall
 Steve Pizzi
 Inge Forlenza
 John Cardwell
 Joseph DeGaray
 Jim Wagner
 Barbara Kelly, Mgr. /Secretary
 Michael O'Brien Zoom Coordinator

Amanda Sunquist, Esq. and Michael Schneider, P.E. were also in attendance. The developers group was also in attendance to listen and add comments at the end of the discussion.

This meeting was an advertised work session meeting.

Open discussion started with Dave Bolger, giving an update of the zoning districts and what the Commission should be looking to accomplish with the Township as a whole. Looking at all districts with flexible zoning to allow a mechanism that identifies specific areas. Forlenza also added to the flexible zoning conversation as well.

Sunquist stated that type of planning should be considered with our Comprehensive plan update. That will be the year 2022.

Discussion continued to work on the proposed Conditional Use of the Clovermill property. DeGaray asked if a traffic study was completed. Kelly answered yes and being reviewed by Pennoni. Pizzi stated that he thought the density was still too high it was lowered to 139 units on the revised plans. Also the question was asked if there was any high density elsewhere in the Township. The most recent being Downingtown Walk which is a 5 acre parcel with 40 townhouses located in the OC-5 zoning district. Sunquist stated that the applicant is willing to engage a planner to work with the PC on a better overall vision. The possibility for just adding a townhouse use to OC-3 zoning would be the best application as the PC discussed. There were other issue that were brought up such as road improvements to allow left turn lanes into development, inter-development traffic which is now proposed to be a two way traffic. The developer stated that these items will be worked through as part of land development. Cardwell stated that it seems to be a good use of the property vs other options the Township had been asked about. Bolger stated that the general consensus of the Commission that

use was a desirable one although things would need to further reviewed in regards to parking, density to work toward an interim ordinance. The developer stated he would be preparing new booklets of the Board and will be present at the February 17th meeting for a little discussion.

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