

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

The East Caln Township Planning Commission meeting of March 1, 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 De Garay
 Jim Wagner
 Barbara Kelly, Mgr. /Secretary
 Amanda Sunquist, Esq.
 Michael O' Brien, Zoom Coordinator

MINUTES OF THE PREVIOUS MEETING

The minutes of the February 1, 2021 regular meeting and the February 8, 2021 work session on a motion by Wagner, second by Forlenza, both of the minutes were unanimously approved as presented.

PLAN REVIEW

Clovermill Road - Amanda Sunquist, Esq. was present for Township to discuss the proposed revisions to the draft ordinance for the OC-3 zoning district to include a townhouse use. The PC held a discussion on the ordinance and multiple items were discussed. Mike Malloy, Esq. for Artisan group (developer) addressed the questions on the setbacks. Adam Brower, P.E. was also present on behalf of the developer.

In further discussion Pizzi questioned as to whether the trail connection or the pedestrian sidewalk access was to be a mandated requirement or if it was to be to allow provisions for future development. Forlenza also with her input thought it should be allowed for but not mandated. A few minor changes to the draft ordinance were recommended to Amanda and she will re-circulate the draft after the comments are added. For the Commission - Forlenza made the motion to recommend the Ordinance as amended to the Board of Supervisors with the overall intent that the use in the OC-3 zoning district and this parcel is a good use, second by Wagner, and was unanimously recommended.

299 West Uwchlan Avenue - Chris Amentas, Esq, Inder, the property owner and Judi Chen , P.E. were present on behalf of the property owner. The owner will be seeking a conditional use to allow

the 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. Pizzi in reviewing the revised Conditional Use plan noted that the eastern most exit showed a road widening but with the curbing a car will have a turn out problem. It would allow a person leaving the site to possibly need to go into the other lane of travel to miss the curb. The road widening should not be considered in that area. There is also a traffic light pole that would be in conflict as well. There should be coordination with PennDOT to see if anything else is required. Check with PennDOT as to whether a right in right out from Rt.113 southbound is warranted. Such as curb cuts for pedestrian crossing or for future sidewalks. It was recommended that Chen and Pennoni discuss what PennDOT would require. It was discovered that a traffic engineer is engaged by the applicant for this project and was that he should coordinate with Pennoni as well. The Conditional Use hearing is scheduled for April 14, 2021 at 1:30 PM via zoom.

951 Skelp Level Associates - Ted Gacomis, P.E., Matt Adams and Eli Kahn were present. Gacomis stated that there were six waivers that were recommended by the PC for approval by the Board previously. The letter from DMWA to certify water to the site was obtained. The Fire Marshal acknowledged the access was shown as adequate for fire equipment to access the property. Gacomis stated that the clean letter from Pennoni stating all requirements have been met will be in hand prior to the next Board meeting on March 17. On a motion by Bolger to have the Board consider approval of the final development plan providing the letter from the Condominium is in hand for the March 17 meeting. With a second by Pizzi and unanimously by the Commission.

OLD BUSINESS - None

NEW BUSINE SS - None

On a motion by Bolger, second by Wagner, the Commission unanimously adjourned the meeting at 8:30 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary