

EAST CALN TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES FOR MAY 6, 2019

The East Caln Township Planning Commission meeting of May 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  
                                  Steve Pizzi  
                                  Inge Forlenza  
                                  John Cardwell  
                                  Joseph DeGaray  
                                  Jim Wagner  
                                  Barbara Kelly, Mgr. /Secretary

No meeting was held in April.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the March 4, 2019 meeting on a motion by Forlenza, second by Wagner, were unanimously approved as presented.

**Persons Wishing to be Heard**

Dan Daley, PE - Daley was present to discuss the Act 537 Sewage Facilities plan special study that was prepared. It is required by DEP as part of requested allocation purchase from Downingtown Borough. This study was needed as part of the Township's request to purchase 50,000 gallons of allocation from Downingtown Borough. The Planning Commission discussed the study with several questions as to how the future development projects are calculated. Daley stated to the best of our knowledge we try to think of every parcel in the Township which could ever possibly be developed or re-developed and calculate an estimated flow from that project. The study must show that the allocation is needed by the Township and then in turn the Borough must also verify that they do not need the allocation that is being sold. The Commission's questions were answered and on a motion by Bolger, second by Wagner the Commission unanimously stated they had no additional comments on the report. The Study is also under review by the County Planning Commission and the County Health Department as required by DEP.

**PLAN REVIEW**

Madina Properties Land Development Plan - The property is located at 901 Skelp Level Road. First Township engineer's review was received. The PC will review once the applicant has addressed the outstanding items on the review.

Lund sketch Plan -The Lund family will not be submitting any further plans for a location at S. Chestnut Street.

**OLD BUSINESS**

2019-01 Ordinance for TOD - The Ordinance was adopted by the Board of Supervisors for an overlay district. This is located to west of Brandywine Ave at the Hankin Project.

Chic fil a - The Zoning Hearing Board granted the relief from the Zoning that would allow a second drive thru for Chic fil a. The plan is still under review by Pennoni, Township traffic engineer and Boucher and James for site review.

**NEW BUSINESS**

Special 537 Study - The study was discussed under persons wishing to be heard.

**ADJOURNMENT**

On a motion by Bolger, second by Taylor, the Commission unanimously adjourned the meeting at 8:00 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary