

East Fallowfield Township Planning Commission

2264 Strasburg Road
610-384-7144

Chairman: Deborah Rush
Vice-Chairman: Roger Brown

Member: Paul Daniels
Member: Jim Durborow
Member: John Schwab
Member: Jim Weeks
Member: Bernard Beegle

January 2008 Planning Commission Meeting Minutes

The meeting was called to order by Chairperson, Deborah Rush @ 7:35 p.m.
IN ATTENDANCE: Members: John Schwab, Paul Daniels, Jim Durborow, Jim Weeks, Bernard Beegle and Secretary Deirdre K. Desiderio.

The December 2007 meeting minutes were not available for approval. They will be approved at the February meeting.

Chester County Public Safety Training Facility

Theresa Lemley, a representative for the safety training facility, gave a brief review of where the application stands. Ms. Lemley would like to request a site visit with the members of the planning commission. Their first conditional use hearing will be held in February however a definite date has not been scheduled. Ms. Lemley introduced their engineer, Chris Burkett of Gilmore and Assoc. Mr. Burkett took a few minutes to discuss the location and the general idea of the Training Facility. There will be approximately 71 acres cut out of the Peco area. Only 45 – 46 acres of this land is in East Fallowfield Township. The site is essentially wooded. The site is fairly steeply sloped in several areas. The Public Training Safety Foundation would like to develop the area into a training facility to be used by the police, fire departments, emergency management, hazmat, etc. The plan is broken into three components. One component is called the prop village. This is an area where first responders can train for emergencies. Associated with the prop village is an indoor firing range, located just south of the prop village. This building is approximately 30,000 square feet and consists of two floors. The first floor is a firing range, the second floor consists of administrative offices and classrooms. The Second component is an evasive driving course that will be used for training. The third component is an academic center with a large parking area. The access to these buildings will be from Doe Run Road/Route 82. The applicant must meet PennDot's criteria for site distance because this is a state road. Deborah Rush questioned whether the entrance would need to be changed due to the size of trucks and machinery that will be going in and out of the facility if the National Guard is housed in the training facility. Mr. Burkett stated that the size of the entrance already reflects a larger entrance to accommodate large pieces of machinery. Acceleration/deceleration lanes were discussed. Mr. Burkett stated that their traffic studies do not warrant these additional lanes but if the Township has safety concerns then they can certainly discuss the option of putting them on the plan. Because the applicant only recently received Chris DellaPenna's latest review letter, there was no official response to the issues stated in the letter. The topic of woodland clearing/replacement was discussed. The applicant has minimized the impact on woodlands as much as possible. The total area of the clearing of woodlands is approximately 7.43 acres. John Schwab informed Mr. Burkett that he would like the Township's Woodland Replacement Ordinance utilized in a way that they use the replacement trees to create a large buffer to block as much of the facility as possible. Stormwater Management was discussed briefly, along with locations of retaining walls. This facility is being planned in two stages. The first phase of

development will be the access road, the prop village, and the firing range. The second phase will be the driving course, academic center, along with the parking area. There is a septic system proposed on the east side of the site to be utilized during the building stage however they are hoping that public sewer will be available closer to the end of the building stages. There was a concern with whether an access road can be used as an alternative access to the site. Ryan Ray questioned whether an antennae was proposed to be placed at the training facility. Mr. Burkett stated that there is one proposed. The height permitted for an antennae in the Township is 120 feet. The antennae they are proposing is 180 feet. Bob King asked Mr. Burkett if they have come up with a total number of trees that will be displaced and how many will be available to replant. Mr. Burkett responded that our Ordinance does not refer to the number of trees but rather the square footage. The total area of disturbance is 19.2 acres. Of this area of tree clearing is approximately 7.5 acres. The replacement cost is estimated at \$100,000.00 per acre. Bob King also asked whether the Township will get a percentage of money back if all of the trees cannot be replaced. There is an amendment to the Ordinance that states there is a fee in lieu of stipulation. Bob King also suggested that the applicant contact the nearby asphalt company to inquire about the number of trucks that travel on Doe Run Road to get an accurate study since those trucks run all times of the day.

Pelham Place

Represented by Jeff Bodo, D.L. Howell and Associates. Mr. Bodo is requesting consideration for modifying the type of retaining wall systems to be installed in two locations within the development. The original plan shows the retaining walls as a split faced rock retaining system to a living wall system, which is a mechanically stabilized earth and slope wall. One of the walls is located behind lot's #13, #14, & #15. The other wall is located behind lot's #67, #68, & #69. Both walls will also have a fence along the entire width of the wall. The Home Owner's Association will be responsible for the maintenance of the walls. Chris DellaPenna, Township Engineer asked if there are ever problems with trees growing out of the walls. Mr. Bodo said most of the growth will be shrubs. Deborah Rush made a motion to recommend to the Board of Supervisors that the Deluca Homes plan change for the retaining walls within the Pelham Place development. It is acceptable to the Planning Commission contingent upon compliance Chris DellaPenna's letter dated December 17, 2007 and that the Planning Commission requests that the Home Owners Association be responsible for the maintenance of the retaining walls. The HOA must conduct an annual inspection of these walls and that they are aware that growing trees in these walls may be very dangerous and compromise the integrity of the walls. Second: Bernie Beegle Vote: Unanimous.

Planning Commission Vacancy

Deborah Rush announced that the Planning Commission's Vice Chair position is open since Roger Brown has resigned. John Schwab nominated member Bernie Beegle. Second: Vote: Unanimous. Abstain: Bernie Beegle.

Deborah also announced that, with Roger's resignation, they received two inquiries to fill the open member's chair. Deborah stated that Supervisor's Broadbent and Makely elected Ryan Ray to the vacancy without the Planning Commission's knowledge. Deborah will speak with the Supervisor's regarding this issue because the vacancy was advertised in both the Daily Local News and on the Township's website. No action of filling this vacancy will be taken at this time.

Tape ran out, nothing further recorded.