PROPOSAL FOR THE CREATION OR MODIFICATION OF AN AGIIICULTURAL SECURITY AREA

can be obtained from the property tax solice. In counties without tax parcel numbers, use account numbers. In government in which the proposed agricultural area is located. If the proposite area is located in more than one This form is to be completed by the landowner(s) who propose(s) to form an apricultural security area under the Agricultural Area Security Law (Act 43 of 1981). One copy of this form is to the submitted to the local unit of cases of joint ownership, all owners must sign the proposal. local unit of government, the proposal shall be submitted to all governing books affected. The tax parcel number

LOCAL GOVERNMENT UNIT USE ONLY DATE RECEIVED HEARING DATE ACTION DATE: APPROVED WO MODIFICATION MODIFIED, THEN APPROVED REJECTED
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Names and addressed of landowners proposing the area. Use additional paper with just columns if needs include the described land in the agricultural security area once it is approved.	Location of the proposed area (Township, Boxough or City)
wners proposing the area. Us aggicultural security area on	(Township, Boxough or City)
e additional paper with just columns if	9
columns if needed. Signers t	Chester 2. T
eded. Signers to this proposal give their consent to	2. Total acreage in area:
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	05.071.00 SOLH	362 Misk Hallow Lowe	Debra A. McCoffre
Acreage	County Tax Parcel ID Number (PIN) & Account Number	Address (PRINT)	Landowner's Name (PRINTED) and Signature (BELOW LINE)
And the second s	County Tax Parcel ID	გაგებცვა — — გამორებით ტემიით ტემის გამამართი I ნან ფომარების გამამარების გამამარების გამამარების გამამარების გ გამამაცვა — — გამამარებით ტემის გამამამარების გამამარების გამამარების გამამან გამამარების გამამარების გამამარე	



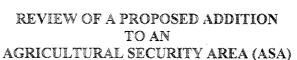
HE COUNTY OF CHESTER

COMMISSIONERS Terence Farrell Carol Aichele Kathi Cozzone

RONALD T. BAILEY, AICP Executive Director

PLANNING COMMISSION Government Services Center, Suite 270 601 Westtown Road P.O. Box 2747 West Chester, PA 19380-0990 (610) 344-6285 Fax: (610) 344-6515 TVE





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Chairman, Township Supervisors
East Fallowfield Township
2264 Strasburg Rd.
East Fallowfield, PA 19347

Date:	June 29, 2009
Parcel:	47-5-76.3
Acreage*:	10.4
Owner(s)*:	McCaffrey, Debra

Review Timetable

Denise Miller

June 17, 2009

On,

Denise Miller	, representing your municipality. Following Act 43, the CCPC has
45 days to review this submission	which means that our review must be completed by August 1, 2009 .
Soils	
1. Will the existing ASA of	tinue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this
parcel is added to the A Comments: Although	A? Yes X No ASA will still meet this criterion, the parcel itself has less than 50 percent

to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by

the Chester County Planning Commission received a request from your municipality

Class 1 through 4 soils.

^{*}According to County Tax Assessment Records

Local Planning

1.	Does the municipal zoning for the parcel allow agriculture? Yes X No
	Comments: R1 – Low Density Residential District permits agriculture.
2.	Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in
	the municipal comprehensive plan? Yes No X
	Comments: The 1999 Municipal Comprehensive Plan, which is the most recent available, indicates that the future land use on this parcel is Large Lot Single Family Detached Infill.
3.	Does the proposed agricultural use of the parcel comply with Landscapes, the Chester County
	Comprehensive Plan? Yes X No
	Comments: The parcel is located in a "Rural" Landscape.
Agric	ultural Lands
1.	Is the parcel enrolled in a farmland protection program? Act 515 Act 319 X None
2.	What is the Chester County Real Estate System land use code? F-10 (Farm 10 - 19.9 acres)
3.	Is the parcel "viable farmland" as defined by Act 432 Ves X No
٥.	Is the parcel "viable farmland" as defined by Act 43? Yes X No Comments:
	Commence.
The C	CPC finds that the proposed addition of this parcel is consistent with the criteria of Act
43. TI	he above comments are provided to assist in your decision toward adding this parcel to your ASA. If
you ha	ave any questions, please call the CCPC at 610-344-6285.
Thank	you for helping to preserve Chester County's farmlands.
THAIR	you for neiphing to preserve chester County's ranniands.
Form r	reviewed by: 21 (2 higher)
	Hould Hailey
	Ronald T. Bailey, AICD
	Executive Director

cc: Denise Miller, East Fallowfield Township Jake Michael, CCPC

Planning Commission Recommendations At the July 6, 2009 Planning Commission Meeting

July 6, 2009

To: The Board of Supervisors

Agricultural Security Area: Ms. Rush makes a motion to the Board of Supervisors to grant permission for the inclusion of 362 Mink Hollow Lane (10.4 acre property) owned by Debbie McCaffrey to the Agricultural Security Area. Jim Durborow 2^{nd-} all in favor

Submitted by,

Arlene Miles- Eubanks
Planning Commission Secretary

East Fallowfield Township

2264 Strasburg Road East Fallowfield, PA 19320-4437 Phone (610) 384-7144 Fax (610) 384-7143

BOARD OF SUPERVISORS

SECRETARY

Mr. George Broadbent; Chairman

Denise Miller

Mr. Chris Makely; Vice Chairman

Mr. Garth Monaghan; Member

July 7. 2009

Mr. Chris Amentas; Member Mr. Gary Barach; Member

Board of Supervisors 2264 Strasburg Rd. East Fallowfield, PA 19320

Re: Agricultural Security Area

Gentlemen:

The Agricultural Security Committee recommends the inclusion of the 10.4 acre property located at 362 Mink Hollow Lane, East Fallowfield, PA owned by Debbie McCaffrey (application attached for review).

The East Fallowfield Planning Commission, at the July 6, 2009 meeting also recommends this action, under Act 43.

Thank you,

Agricultural Security Committee