

THE COUNTY OF CHESTER



COMMISSIONERS
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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

RONALD T. BAILEY, AICP
Executive Director

RECEIVED
JUL 01 2009
BY: rom

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

George Broadbent
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

*According to County Tax Assessment Records

Review Timetable

On, June 17, 2009 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by 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 continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments: **Although the ASA will still meet this criterion, the parcel itself has less than 50 percent Class 1 through 4 soils.**

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes 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

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 No

Comments: **The parcel is located in a “Rural” Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None



2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.

Form reviewed by: 

Ronald T. Bailey, AICP
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 2nd 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

Mr. George Broadbent; Chairman
Mr. Chris Makely; Vice Chairman
Mr. Garth Monaghan; Member
Mr. Chris Amentas; Member
Mr. Gary Barach; Member

SECRETARY

Denise Miller

July 7, 2009

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,



Garth P. Monaghan; Chairman of
Agricultural Security Committee