

EAST FALLOWFIELD TOWNSHIP  
PLANNING COMMISSION  
September 16, 2013  
Approved workshop minutes  
6:30 PM

IN ATTENDANCE: Ray Ott, Project Manager; Susan Elks, AICP, Chester County Planning Commission; Planning Commission Members: Garth Monaghan, John Schwab, Jim Weeks, Vince Lyons, Jim Durborow, and Joe Perzan; Jeannie Berlin, Park and Recreation Commission; Arthur DeLeo, Agricultural Security Area Commission; Denise Miller, Planning Commission Secretary. Residents Ed Porter, Charles Kilgore, Dennis Crook, and Jim Petro. Mark Toth BOS, Joe McCormick, Historical Commission were absent.

Comprehensive Plan Meeting (“comp plan”) – Mr. Ott reviewed his “comp plan” minutes from August 19, 2013. (Attached)

Mr. Ott asked for some Scenic Areas/Roads in the township. The Planning Commission Members (“PCM’s”) replied Strasburg Road, Glenrose Historic District/Road, Upper Gap Road between Route 82 and Youngsburg Road, Frog Hollow Road and the Covered Bridge, Doe Run Church Road, Fairview Road, West Chester Road, and Mortonville Road. Mr. DeLeo stated that the Planning Commission tried to get West Chester Road to Parkesburg viewed as a scenic viewshed, but could not get cooperation from other townships.

Mr. Ott stated that they will evaluate the housing needs, trail connections, agricultural issues, and bicycling safety needs for the township. Mr. Ott also stated that the county has a bicycling map that he will present to the members in one of the meetings.

Mr. Ott stated that Sheila Fleming, “Greenways” will work with them throughout the “comp plan” meetings, as needed.

Mr. Ott asked the “PCM’S” if there are any other parks in the township. Mr. Monaghan replied that there are two other parcels that might, sometime in the future, be used. (Goosetown Road property)? Mr. Durburow stated that South Brandywine School and East Fallowfield Township School have fields that are utilized by kids for different things.

Mr. Ott stated that he should have a Land Use Map compiled before the next meeting.

Mr. Ott asked if the township has ever had to use the ordinance that is in place regarding Historic Resource Protection. Mr. Monaghan replied “yes.” Mr. Ott asked Mr. Monaghan to explain further. Mr. Monaghan replied that it’s generally triggered by an application for a demolition of a structure and then the Historical Commission Members will go out, to the property, and determine if it can be demolished or not. Mr. Durburow stated that when a developer comes to the township they are asked to go to the Historical Commission.

Mr. Ott asked about the previous comment made “Most residents want the township to remain open/un-developed, and that the Chester County Economic Development Council is publishing a catalog of available properties for business development”. Mr. Monaghan replied that he stated the second part that the Economic Development Council is soliciting information from townships to put together a brochure/map to circulate potential industry. Mr. Ott asked if these are properties currently zoned commercial. Mr. Monaghan replied “yes.” Mr. Ott stated that he is on the council and will try and get the catalog.

Mr. Lyons suggested putting a quarterly update on the Board agenda regarding the goals and objectives of the “comp plan.” Mr. Schwab stated that the “comp plan” is supposed to be a guide document for everyone in the township.

Mr. Ott asked the “PCM’S” for names of people that they would like as the key person to be interviewed by his office, regarding history on the township. The “PCM’S” replied, Jim Petro (Triple Fresh Market), Dean Madsen (Madsen Tree Service), Dennis O’Neill (Zoning Hearing Board), Jan Bowers (Park and Recreation), Garth Monaghan, Mark Toth (Board of Supervisor Vice Chairman), Rusty Young (EFT Historic Society), and Buddy Rhoades (Former Supervisor).

Mr. Ott stated that the objective of the “comp plan” is to maintain the “Community Character” of the township, that has been identified.

Mr. Schwab commented that he would like to discuss in-law suites further. Suites which would serve their purpose and then be removed. Mr. Lyons stated that he would like to open up the zoning for this purpose.

Mr. Ott asked if there are areas in the township with septic problems. The “PCM’s” replied Strasburg Road, Wilmington and Park Avenue triangle, and Buck Run Road between Buck Run and Primus Farm Lane.

Adjournment – Mr. Durburow made a motion to adjourn the workshop meeting at 8:20 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully Submitted,

Denise Miller,  
Planning Commission Secretary