

East Fallowfield Township
Comprehensive Plan Meeting
Approved May 19, 2014 minutes
6:30 p.m.

Attendees: Garth Monaghan
John Schwab
Joe McCormick
Dennis Crook
Ed Porter
Susan Elks, AICP

Richard Agatone
Jeanne Berlin
Arthur DeLeo
Charles Kilgore
Ray Ott, AICP

Not Attending: Jim Weeks
Jim Durborow
Joe Perzan
Mark Toth
Jim Petro
Nanci Sarcinello, AICP

COMPREHENSIVE PLAN MEETING

DISCUSSION OF TOUR OF EFT:

A discussion takes place about the pictures taken on the tour of East Fallowfield Township. Comments are made about the different areas and what they were used for in the past and now in the present. Possible commercial and recreational areas are discussed. A suggestion was made for future development to put in street trees along sidewalks. Streets need to be 24 feet to accommodate parking on one side and 30 feet to accommodate on both sides. The only commercial areas are Triple Fresh, the mulching center, and the Big Apple area.

GOALS AND OBJECTIVES:

A discussion takes place about the goals and objectives for the comprehensive plan. Goals and objectives are a required component of the plan and generically state why we are doing the plan and what we are trying to accomplish.

The community character goal is to provide for the township landscape, public spaces, and existing neighborhoods. Objectives are to identify current landscapes and scenic areas, designate scenic roadways through the township and develop criteria and tools to ensure the maintenance of the scenic qualities, require development initiatives of lots building to the specific conditions of the site including manmade and natural resources.

The environmental and cultural resources first goal is to protect East Fallowfield Township's open spaces which in commendation create the township's unique community character. Objectives are to develop tools to implement Brandywine Greenway plan and to encourage placement of voluntary easements of agricultural lands and open spaces. There are areas that can be developed residentially and there is a large percentage of protected land in the township. The second goal is to ensure a provision of adequate levels of recreational services and facilities to the township. A comment was raised about joint municipal planning commission, to preserve more of the southern parts and pieces of the land. The first focus should be on relationship building with adjacent municipalities and form a good relationship and coordination with them. A municipality has to be clear with what it wants and have a good relationship with the municipality that it wants to partner with because without the relationship underneath it will fall apart. A lot of the services for the township are dependent on the municipalities around it, water and sewer is Coatesville, fire departments are other municipalities, etc. A good starting point is coordinating services. A comment was made to add something generic about exploring opportunities for regional services that might be cost efficient.

Other goals are for land use, transportation, housing, economic development, community facilities and services, and regional coordination. A comment was raised about housing, not seen as a strong

sentiment, to explore affordable options to address the needs of the township population. The survey results show that there is not a single digit interest in it but there is an objective and goal in the plan. This is where the plan is caught between legal and what the public wants because it can be challenged that it doesn't provide a fair share of housing for various income levels, and can demonstrate what the range of housing opportunities are in the town. Want to make sure to have a diversity of housing options so that people at different price points can find a place to be. A comment was made about in-law suites, an objective included is to accommodate senior housing including in-law suites and 55+ communities, explore developments of alternate housing types including apartments.

RECOMMENDATIONS:

A comment was made about the build out analysis for land use. The zoning accommodates for 1200-1500 new housing units. When looking at the population projections up to 2020 and 2030, when looking at total growth using current household size comes up to 500 new units so it more than meets housing needs with zoning and allows for leeway with recommendations. A question was raised about the township revenue such as what revenue they will get for each use and how much is coming in for each acre for example. There are about 200 businesses within East Fallowfield that operate within a home based business atmosphere. Can talk about permitting and possibly pass a business tax. Residential typically does not provide the tax base versus the cost of services provided. Will look at the list of revenue sources the township has and give recommendations for what other kinds of revenues there are.

Tape ended. The remainder of the meeting was not recorded.

Respectfully submitted,

Nicole Brown
Temporary Administrative Assistant