

East Fallowfield Township
Planning Commission Workshop/Comprehensive Plan
Approved July 21, 2014 minutes
6:30 p.m.

Attendees:

Dennis Crook, Chair
John Schwab, Vice-Chair
Richard Agatone
Joe Perzan
Ed Porter
Charles Kilgore
Jeanne Berlin
Jan Bowers
Ray Ott, AICP
Jonathon Penders, Rouse Chamberlin, Ltd.
Ted Moser, Moser Builders
John Snook, Senior Advisor, Brandywine Conservancy
Jim Sisk

Not Present:

Garth Monaghan
Jim Durborow
Jim Weeks

The meeting was called to order.

Discussion: Dennis Crook discussed the order of agenda items for the meeting.

BRANDYWINE CREEK GREENWAY: John Snook, from the Brandywine Conservancy, presented the Brandywine Creek Greenway Project which is being spearheaded by the Brandywine Conservancy. This project is funded by the PA Department of Conservation and Natural Resources, Chester County Planning Commission and the William Penn Foundation. The greenway study area consists of 23 municipalities in Chester County and one municipality in Delaware County that all are on the branches of the Brandywine Creek. The area includes protected lands which are public lands, Home Owners Association lands, conservation easements or conservation properties which consists of 37,000 acres of which 25% of the land is permanent open space. The Greenway is a conservation quarter, a recreation quarter, and a trail quarter in places. It is not intended to promote a literal open public greenway the entire length. It's not public land and it's more than a "green" park.

Strategic Action Plan: John Snook reviewed the Strategic Action Plan which is in full draft and is available for review on the following website: www.brandywinegreenway.org. The Greenway's Strategic Action Plan has three parts: Broad, Specific to Municipalities (24 total) and an Implementation Tool Kit. The Broad Section envisioned that the project will continue to be led by the Conservancy provided there is funding. The municipalities will be divided into three regions: North, South and Chester Valley. There will be a Memorandum of Understanding that each municipality will use to participate which will help municipalities work in partnership to complete projects. There will be a Steering Committee with a representative from each region as well as three broader Executive Committees that will work on projects within each region.

DISCUSSION: There was a discussion about the Comprehensive Plan taking the Brandywine Greenway into consideration when working on the Plan. The Brandywine Conservancy would like feedback on what the Township does or does not want in the Greenway project.

There are ten projects specific to East Fallowfield Township. Each project is either recreation or green corridor. The ten projects are:

- 1) Dennis Run Conservation – Small green corridor near South Coatesville and Modena Borders.
- 2) Misty Patch Loop Trail – Possible loop trail connecting to Home Owners Associations and possibly to West Bradford trails.
- 3) Lauria Brothers Public Access – Reuse to gain access to West Branch.
- 4) Mortonville Creek Access Enhancements – add signage, kiosk, parking, and kayak access.
- 5) Buck Run Trail – along length of Buck Run Road.
- 6) Hayes Clark Bridge – enhance access to Brandywine Creek.
- 7) Buck Run Conservation – along tributary green corridor.
- 8) Sucker Run Woodland Conservation Project – will protect woodland at top of ridgeline of South Valley hills sloping down to Valley Township.
- 9) West Branch Brandywine – will run from Modena down to Mortonville for walkers and bicyclists that will share the road in portions. This will ultimately be part of a larger trail.
- 10) Buck Run to West Branch Trail – crosslink outside the Laurels.

There is also one inter-municipality project: Chester Valley Trail. The eastern end has already been completed. The goal is to eventually extend the trail through Downingtown and west through Coatesville.

Implementation Tool Kit: The Implementation Tool Kit is not complete yet in terms of model ordinances. Discussions will be about 10 regulatory tools geared towards resource protection and cultural resource protection. It will also cover 11 non-regulatory tools. The Tool of official Map for each township looks at resources such as water, habitat, culture, and agriculture. Model ordinances will be coming soon but based on the County's review of our Township's ordinances, we may not need these models.

RIDGECREST PROJECT – ROUSE CHAMBERLIN, LTD & TED MOSER: Jonathon Penders, of Rouse Chamberlin, Ltd. spoke about the Ridgecrest Project. He said that Rouse Chamberlin is under contract to buy the Ridgecrest Project from Moser's firm. The preliminary and final plans were approved in 2005. The project came back through the Township in 2011. Rouse Chamberlin would like to purchase the plan as approved in 2011. They would like the purchase to include 70 lots and an open space that will be the Home Owners Association amenity.

They are requesting the following minor changes to this plan:

- 1) Lots 71 and 72 be moved from Phase 2 to Phase 1. Moser will be retaining these lots.
- 2) Defer construction of walking trail - This trail is supposed to be connected to a trail on Harkins property but this plan is currently in question. Rouse Chamberlin does not want to construct a trail that isn't connected to anything. They proposed deferring the trail, and escrowing money for the Home Owners Association, to construct the trail at a later time.
- 3) Recreation Amenities - There will be internal walking trails within the development with an exercise facility along the trail. The plan also calls for a tot lot and gazebo. Rouse Chamberlin is requesting the tot

lot be moved to a more centralized, visible location closer to the roadway as well as replacing the gazebo with a picnic table and benches. There will be no change in location of the trails.

4) Architectural changes – the architectural style of the homes will be similar to Ted Moser’s plan. The homes will be 3-4 bedroom Colonials spanning 1,900 to 3,350 square feet. The sewer will run from the easement from S. Caln Road and Goosetown Rd. The sewer system will run on gravity with no pump stations in Phase 1. The water and gas have been extended from Manchester Farms for Phase 1.

Jonathon Penders said they are seeking the Planning Commission’s vote of approval on the following:

- 1) Architectural plans.
- 2) Moving lots 71 and 72 to Phase 1.
- 3) Replacing the gazebo with a picnic table and benches and moving the tot lot between lots 19 and 20.

MOTION: John Schwab made a motion that the Planning Commission recommends to the Board of Supervisors their support and approval for the recommended minor changes to the plan as identified by the representatives of Rouse Chamberlin. Joe Perzan seconded.

VOTE PASSED: Unanimously.

HOPE COMMUNITY: Jim Sisk requested a zoning change for the New Comprehensive Plan to establish the Hope Community. Mr. Sisk stated that he has an agreement with the owner of Prang’s Junkyard that he will sell that property to him. The owner of Prang’s Junkyard will continue developing the property until the sale. The owner has put in a driveway, is cleaning up the tires, and he will be filing for conditional use permits when he finishes cleaning up the site. Mr. Sisk spoke to the owner of the Big Apple and he is willing to relocate to the Prang’s site to improve the intersection of Strasburg Road and Route 82. Mr. Sisk is negotiating a right-of-way through South Coatesville to connect to the Brandywine Greenway. He is negotiating the purchase of two properties: the “PECO Property” (47-4-84) which is where the Chester County Training Center was going to be built and the property across Rt. 82 (47-4-71.85.2) which is where Mr. Sisk plans to build the Hope Community. Mr. Sisk stated that at the September 16th meeting, the Comprehensive Plan’s goals were stated to be economic growth, senior living, in laws’ suites, new apartments, and more diverse types of housing. Mr. Sisk stated that the Hope Community would provide what the Comprehensive Plan is looking for. Mr. Sisk requested the zoning be changed from Office and Industrial to R1. Ray Ott said that on the Future Land Use Plan, this area is labeled a Mixed Use area. Mr. Sisk’s proposal would fit in with that. Mr. Sisk would like to have commercial properties within the Hope Community. Mixed Use means a blend of residential and commercial. Ray Ott said that they can set the parameters for Mixed Use. Mr. Sisk also stated that the Park and Recreation Committee has requested he put a ball field in at the Prang’s Junkyard site. Mr. Sisk has agreed to do that but the zoning needs to be changed to allow for the ball field as well. Mr. Sisk says that the further along the work gets on the Prang Junkyard site, the less likely the Hope Community will get built. The owner of the Prang’s Junkyard is willing to sell, but will get less willing as more work is completed on his property.

COMPREHENSIVE PLAN

Ray Ott spoke about the Comprehensive Plan. He said that as part of the Comprehensive Plan, there will be a Future Land Use Map which will identify things that the Township wants to include. This map shows scenic roads, buffer zones, two historic districts, future park acquisition lands, Mixed Use areas,

and other things that they want to include but would not necessarily be on a zoning map. It also identifies the limits of the Brandywine Creek Greenway study area.

The Future Land Use Map will have the following categories:

- 1) Conservation area/easement which is an area with no building/developing allowed.
- 2) Residential infill which is mostly built out. Future development of lots in a developed area would have the same character of the development that is already present in that area. The Ridgecrest Development is in this area. These are primarily built out medium density areas.
- 3) Residential low density – There is no specific number cutoff for designation of low or high residential density. Strasburg Road was used as the dividing line. South of Strasburg Road is considered residential low density and north of Strasburg Road is residential high density.
- 4) Sewer service areas which are still needed for inclusion on the map.

DISCUSSION: Dennis Crook said much of the area south of Strasburg Road is really good for on-lot sewer sites. The Chester County health Department provided a map that showed all the septic failures in the last 10 years in East Fallowfield Township. There are a lot of failures on the map. The Chester County Health Department also provided a map with high nitrate areas in the Township. Dennis Crook said that the nitrate levels need to be considered in the Comprehensive Plan. Ray Ott asked if the Act 537 Plan is looking to expand the sewer system. Dennis Crook reported that PA American Water (PAWC) will not approve any more development in East Fallowfield until the Township's Act 537 Plan has been completed. Ray Ott said we could make an assumption that for properties over one acre, the property owner could fix a failed septic system. For properties less than one acre, it would not be feasible to fix the septic system and a community sewer system would be needed. The Task Force could make a general recommendation, that when the sewer service area is expanded, we can accommodate growth and remedy existing areas. This would not change the zoning and would not include additional development.

ACTION: Ray Ott will do some research and follow up with the Chester County Health Department and Jamie MacCombie's office. Mr. Ott will put together a map showing the lots that are not feasible for a septic system upgrade.

The Resource Protection Map will include the following:

- 1) Existing and proposed preserved areas.
- 2) Existing and proposed parks.
- 3) Scenic roads.
- 4) Trail corridors.

The Township can designate conservation areas. For personal properties included in a conservation area, the Township would have First Right of Refusal to purchase those properties when they are put up for sale.

DISCUSSION: Ray Ott explained that the Office and Industrial areas will be covered under the Mixed Use area. We can designate a ratio of residential to commercial. One developmental project can have both residential and commercial areas within it. Any new projects would be required to follow the designated ratio and parking and road capacity would have to be considered. Chester County has recommended that East Fallowfield identify retail opportunities on the Comprehensive Plan.

Section 1300 Ordinance: Dennis Crook said a prior Board of Supervisors said they appealed this Ordinance. The Zoning Officer said it wasn't appealed. The Ordinance is in the meeting minutes but not

reflected in the Code of Ordinances. Dennis Crook said this means the Township could potentially have 4,000 square foot lots. Ray Ott said that we are starting with a clean slate with a new Comprehensive Plan. Mr. Ott also said we can recommend ordinance parameters such as lot size, and street scape. A new zoning ordinance would then be written.

Ray Ott stated that overall, residents are happy with their living environment in East Fallowfield Township. He said he has not heard too many complaints. The majority of residents live in a certain part of the Township or “residential infield.” One ordinance recommendation is to preserve continuity and character of those areas that are already developed. There are still areas of the Township that could be developed in the future. A higher density level would be recommended in areas that have public sewer because those areas would accommodate residential development.

Villages: The Four Villages of the Township are: Newlinville, Hephzibah, Ercildoun, and Towerville. Ray Ott feels that Newlinville, Ercildoun, and Towerville seem to be more what he would call villages. Villages are urban clusters of Mixed Use. These villages could have limited development and retail services.

Jan Bowers asked if we are preserving agriculture and if agriculture is part of land conservation. Ray Ott liked the idea of including agriculture in the Comprehensive Plan.

Sewer System: Ray Ott said it would be helpful to know where the sewer service lines are. Dennis would like to get a copy of the PA American Water (PAWC) Sewer Franchise Area Map. Ray Ott liked the idea of including sewer lines and will include the PAWC franchise areas on his map. There was a discussion about PAWC extending their service area down through Route 82.

Jan Bowers requested that stormwater management for Valley Township and Modena be considered when preparing the Comprehensive Plan. They are already getting impacted by East Fallowfield Township’s development.

Trails: There was a discussion about trail systems. Ray Ott mentioned he could put old rail corridors on the map for possible trails. Coatesville will eventually have a functioning train station and it would be a desirable trail destination. Jan Bowers said that the old rail line near the stream should be identified. She also asked what the future trails in the Brandywine Greenway Project are connecting to. The Brandywine Creek Greenway is basing their plan on putting trails on private property along streams. It may not be realistic that property owners will volunteer access to their property to build a trail. Destinations were discussed because the consensus was that walking trails should have destinations as well as pretty scenery. Ray Ott suggested schools, East Fallowfield Park, the covered bridge, and Ercildoun as possible trail destinations.

Mixed Use: There was a discussion about if there are any other areas in the Township other than the Mixed Use area that has potential for retail. A strip along Route 82, the area around the Big Apple, and Ercildoun were some suggestions.

Comprehensive Plan Schedule: Ray Ott said that when he was putting the Draft Plan together, he came up with more questions that would require more work. There is plenty of time to finish the Comprehensive Plan because the contract with the County expires July 31, 2015. To get the Comprehensive Plan adopted by the end of the year would require the Plan to go before the Board by

November 18, 2014 and the Draft Plan would need to be prepared by the end of August. Ray Ott suggested March, 2015 as the target for Plan completion.

NEXT COMPREHENSIVE PLAN MEETING: August 18, 2014.

MINUTES FOR MAY 5, 2014:

MOTION: John Schwab made a motion to approve the May 5, 2014 meeting minutes. Richard Agatone seconded.

VOTE PASSED: Unanimously.

MINUTES FOR JUNE 2, 2014:

MOTION: John Schwab made a motion to approve the June 2, 2014 meeting minutes. Richard Agatone seconded.

VOTE PASSED: Unanimously.

MINUTES FOR MAY 19, 2014:

MOTION: John Schwab made a motion to approve the May 19, 2014 meeting minutes. Richard Agatone seconded.

VOTE PASSED: 3-0 (Joe Perzan abstained)

PA AMERICAN WATER APPLICATION: Deferred to the next meeting.

EF FLOWCHART: Deferred to the next meeting.

MOTION: Dennis Crook made a motion to adjourn the meeting. Seconded.

PASSED: Unanimously.

Respectfully submitted,

Lisa Valaitis
Township Secretary

