

East Fallowfield Township
Planning Commission
October 6, 2014 Approved minutes
6:30 PM

Attendees:

Dennis Crook, Chairman
John Schwab, Vice Chairman
Richard Agatone
Garth Monaghan
Jim Weeks
Jim Durborow
Gerry DeBalko, PA American Water
Jim Kelly, PA American Water

Not Present:

Joe Perzan

Dennis Crook called the meeting to order.

Discussion: Dennis Crook discussed the order of agenda items for the meeting. The committee decided to proceed in order of the agenda.

Approval of Minutes: There was a discussion about why Office-Industrial Zoning was a topic of discussion at the July 21, 2014 Planning Commission workshop meeting. Dennis Crook explained that Ray Ott's Proposed Usage Map was discussed at the meeting. As part of the Comprehensive Plan, Ray Ott keeps suggesting having a Mixed Use area in the Township to allow for high density residential and commercial. This is a suggestion from Chester County and Ray Ott is bringing it up to ensure the option is considered as part of the Comprehensive Plan. The Township currently has only one area zoned as Office-Industrial. The area Mr. Ott is suggesting is the old Prang's Junkyard property as well as Jim Sisk's property and straight back. Jim Sisk's property was originally zoned R1 and was changed to Office-Industrial. There was a discussion about whether property owners are notified before zoning changes are made.

MOTION: Dennis Crook made a motion to approve the July 21, 2014 Planning Commission meeting minutes as presented with changes (added workshop to meeting title). Richard Agatone seconded.

VOTE: 3-0 (Dennis Crook, John Schwab and Richard Agatone voted yea. Garth Monaghan, Jim Weeks and Jim Durborow abstained). The vote did not pass because a quorum of at least four votes is needed for a vote to pass. Approval of these minutes will be voted on a future meeting.

Water and Sewer Franchise Areas Discussion with PA American Water: Gerry DeBalko and Jim Kelly, from PA American Water, were in attendance to discuss water and sewer franchise areas in East Fallowfield Township. Dennis Crook summarized that the Township south of Strasburg Road is mostly on-lot sewer systems and the north side is primarily developments and is included in the water and sewer franchise area. As part of the Comprehensive Plan, the Planning Commission is looking at what

areas should be considered for franchise expansion. They would also like to consider sewer failures, nitrates and toxic sites when planning for future expansion of sewer and water franchise areas. There was a lengthy discussion in regard to the history of the Brandywine Middle School's application for water and sewer franchise area expansion. The Coatesville Area School District's original application was for expansion for public water and sewer for the existing middle school and a future new structure. There have also been discussions over the years about expanding public water south of Strasburg Road down to Triple Fresh. This would give property owners in the area an option to connect but would not be mandatory. These plans became too complicated, and Coatesville Area School District's original application was withdrawn. The school district will be filing another application for public water for the Brandywine Middle School and a future new structure. There are also some homes in the vicinity that will have the option to hook in. but it will not be mandatory. The middle school has an immediate need for public water. Public sewer will be needed when the new building is constructed. The school will put in an easement and a storage tank for proper future planning. There was a discussion about possible locations to install a pumping station to best suit the school and the surrounding homes that wish to connect.

ACT 537 Plan: PA American Water is not allowed to expand any franchise areas that do not have a completed Act 537 Plan. DEP has stated PA American Water is not allowed to sign any planning modules for residential or commercial development for areas where an Act 537 Plan has not been completed and approved. The Brandywine Middle School is an exception to this because there is an immediate need for public water. The Act 537 Plan is a place to start with the Comprehensive Plan because it looks at zoning, land use, needs, nitrates, SEO (Sewage Enforcement Officer), what needs to be done, what the best game plan is, and how to best provide water and sewer in the Township. A completed and approved Act 537 Plan would allow developments to move forward.

Report of Penn State Extension Regarding On-Lot Water and Sewer Systems: Dennis Crook spoke about a water quality seminar offered by Penn State that he attended. Siti Crook spoke about her involvement with a National Science Foundation Grant to research ground water quality and contamination. Siti Crook talked about the results of having her well tested. When a well fails a test, the owner has the option of digging a new well or treating the nitrates. Most wells are only tested at the time they are installed. Part of Act 537 will be having on-lot management plans for well water testing and management. Dennis Crook commented on his well water quality being possibly impacted by his stormwater management system. There was a discussion about how wells function and what problems can occur that can negatively impact well water quality.

There was a discussion about conducting a water quality study in East Fallowfield. Penn State Extension Services will send a representative to our township to conduct free water testing as long as we coordinate it. There have programs for low interest and grants for those who qualify. Dennis Crook will recommend to the Board of Supervisors that the Township conducts a volunteer program to test water quality. Workshops would be available to offer solutions.

There was a discussion about adding public water south of Strasburg Road to Triple Fresh. PA American Water's role would be to provide public water in areas that have water quality issues. PA American Water could complete that project with little to no cost to residents who wanted to connect. There was a discussion about the process of well abandonment. The also discussed the possibly of connecting to the pumping station in the park and tying in through the park access road off Rt. 82.

There was a general discussion about getting a university involved in the water study for the National Science Foundation Grant. Various universities were suggested and discussed. Causes of increased nitrates were also talked about.

Direction of Comprehensive Plan: The next Comprehensive Plan meeting is scheduled for October 20, 2014. They discussed having a Supervisor attend future Planning Commission meetings. They had a discussion about the Comprehensive Plan being based on the current Zoning Map. They also talked about the Mixed Use Zoning that Ray Ott has been proposing. The Planning Commission is not in favor of having a Mixed Use Zoning area and have communicated this to Ray Ott. The timeline of the Comprehensive Plan has been extended. The benefits of completing the Comprehensive Plan versus the Act 537 Plan first were discussed. To maintain the rural nature of the Township, we need to have the correct zoning in areas that require public water or sewer in the future. They discussed that Mixed Use Zoning and can mean high density which presents risk. They discussed the area off of Rt. 82 as being more suitable for Office-Industrial Zoning, as long as the increased traffic can be supported.

Section 1300: Dennis Crook gave an update on Section 1300. He reported that Vince Pompo has explained Section 1300 and that Section 1300 was repealed. But before it was actually repealed, they made revisions to the Ordinance. Therefore, Section 1300 is still in place and it's for R1, R2, and R3. Dennis Crook recommended a specific minimum lot size be added in to Section 1300. The history of Brook Crossing was discussed in regard to the narrow roads and small lots. Brandford Village was also discussed.

John Schwab made a motion to adjourn the Planning Commission meeting at 8:56 pm. Garth Monaghan seconded. Vote: Unanimous.

Respectfully submitted,

Lisa Valaitis
Township Secretary