

East Fallowfield Township
Planning Commission Workshop and Comprehensive Plan meeting
Approved November 17, 2014 minutes
6:30 p.m.

Attendees:

Dennis Crook, Chairman, Planning Commission
John Schwab, Vice Chairman, Planning Commission
Richard Agatone, Planning Commission
Garth Monaghan, Planning Commission
Jim Durborow, Planning Commission
Jeanne Berlin
Ray Ott, AICP, Ray Ott & Associates
Nancy Sarcinello, AICP

Not Present:

Jim Weeks
Joe Perzan
Joe McCormick
Arthur DeLeo
Mark Toth
Jim Petro

Dennis Crook called the meeting to order.

Ray Ott stated the “meat” of the Comprehensive Plan will be the recommendations. He said his goal for this meeting is to correct recommendations as needed and add recommendations that are missing in the Plan. After tonight’s meeting, Ray Ott will come up with a concise list of recommendations and put them together with the background report and issue a first draft of the Comprehensive Plan. Once a complete draft is put together, the Planning Commission will review the Plan. The next step will be to present the Comprehensive Plan Draft to the Board of Supervisors for their approval. Ray Ott suggested once a draft is complete, to put it on the Township website and email it to those who attended the public meeting.

Review Draft Comprehensive Plan Recommendations and Maps –

- A. Future Land Use Map - Ray Ott discussed the Plan Recommendation Section and the Future Land Use Map.
1. Conservation Easement – Ray Ott said there are mistakes on this map and he will correct them. Notably, the Township Building and East Fallowfield Elementary School are green on the map. Ray Ott said he will add the Township owned lands and land that the Township may like to purchase in the future such as the Luria Brothers and Beagle Club properties.
 2. Agriculture Preservation - The recommendation is that this area should not be developed at densities greater than one dwelling unit per ten acres. This is what the current zoning is with the exception of under the Open Space Design option.
 3. Residential Infill – This is the only category with a change. In this area, the only development that will occur is an occasional lot within neighborhoods that already exist. The recommendation is for any new development to be compatible with the established neighborhood patterns in that area.
 4. Residential Growth – The Residential Growth area corresponds to the Township’s R2 Zoning and does not include established development. They are areas with considerable amounts of larger lots. This is the area where residential growth/developments would occur.

5. Mixed Use Growth – This area is zoned as Office-Industrial and is the area of East Fallowfield that is adjacent to Valley Township and near the Route 30 corridor. This location has better access to transportation and the Coatesville Train Station which will eventually be improved. Ray Ott said he sees this area as potentially a mix of different types of residential housing. He also discussed having retail, office and other non-residential uses.
6. Village Commercial – Ray Ott talked about potential Villages along Strasburg Road. The consensus he got from the Planning Commission is the only two viable areas for a village are Ercildoun (centered on Triple Fresh) and Towerville (intersection of Strasburg Road and Doe Run Road).
7. Additional Comments on Future Land Use Map -
 - a. Proposed Addition to Future Land Use Map - Ray Ott said the only thing that needs to be added to the Future Land Use Map is the existing Township lands and proposed future parks such as the Luria Brothers and Beagle Club properties.
 - b. Zoning Map Comparison - Ray Ott said the Future Land Use Map mimics the Township Zoning Map. He commented that he did extend the Mixed Use Growth area over into the R1 Zoning District.
 - c. Open Space Design Option - Ray Ott spoke about a discussion which occurred at the previous meeting regarding repealing the Open Space Design Option. Ray Ott said he had the Buildout Analysis re-run without the Open Space Design Option. He said the Mobile Home zoning area has extremely high density. If you build it out with the density that is permitted in the books, you can get 800 mobile homes in that area. In this case, the yield of 1,200 dwelling units was bumped up to 2,000. Mr. Ott presented both maps for both calculations.
 - d. Historical Areas in the Township - There was a discussion about identifying historical areas in the Township on the map. Ray Ott said he did identify them on a map under Environmental Resource Preservation. There are preservation objectives and historical areas identified under this.
 - e. Public Lands - Ray Ott stated he will add public lands (both existing and proposed lands) to the Comprehensive Plan. There was a discussion about the Beagle Club and Luria Brothers. The Beagle Club is currently zoned as Mobile Home and is 104 acres. Both of these properties will be listed as proposed Township owned lands. The Township currently owns land on Goosetown Road and West Chester Road. There was a discussion about fair share and mobile homes. They talked about Brook Crossing being zoned Mobile Home and was built as single homes and whether the Township needs to designate another Mobile Home Zone. The Township Solicitor will need to be asked about this. There was a discussion about how many mobile homes would be allowed on one acre. Dennis Crook said the lot size would be 9,000 square foot.
8. Category Descriptions of Future Land Use Map - Ray Ott read the category descriptions on the Future Land Use Map and they are summarized as follows:
 - a. Conservation Easements – Includes all lands currently preserved for either conservation easements or agricultural easements. This is primarily in the southeast section of the Township. There are also some parcels in the southwest part of the Township. For purposes of the Comprehensive Plan, no development will occur on these lands.
 - b. Agricultural Preservation – Generally consists of large parcels of land in the southwest part of the Township. There is also some land in the southeast section of the Township that is not under the Conservation Easement. These lands are all south of Strasburg Road which is the area designated to not be served with public water or sewer. It is recommended that these lots are not subdivided into less than ten acre lots.

- c. Residential Infill – Generally includes all developed areas of the Township in which the only future development options are the occasional infill lot. Buildings would be designed to mimic and complement existing dwelling units. Ray Ott discussed the lot size for Residential Infill lots that should be used for the Buildout Analysis.
 - d. Residential Growth – This is the R1 area on the Zoning Map. This area includes larger parcels in the northeast quadrant that are not part of existing development. This area is in the public water and sewer service area.
 - e. Mixed Use Growth – Two to three dwelling units per acre with 50 percent impervious coverage. These are larger parcels in the northwest quadrant of the Township bordering Valley Township. It is the existing public water and sewer service area and is suitable for higher density. This should require a master plan for sites larger than 15 acres. There is wording in this section to prevent a developer from taking advantage by building only one type of use. Mixed Use is encouraged. Retail and light industry are included with residential in this area.
 - f. Village Development – Two areas of the Township are recommended to accommodate a mix of residential, commercial, retail and office within a compact and walkable area. These two areas are the southeast section of Rt. 82 and Strasburg Road and Ercildoun. There was a discussion about what the name is for the area around the intersection of Route 82 and Strasburg Road. The existing Village Commercial Zoning District Ordinance will need to be revised. There was a discussion about how to address the intent to not extend public water or sewer south of Strasburg Road and the need for it in Ercildoun. Ray Ott said a recommendation to extend public water and sewer down to Ercildoun could be added to the Plan. Ray Ott said that these two areas of the Township are the center of the Township. There was a discussion about non-conforming uses. Ray Ott will identify the small mobile home park at Ercildoun. There was a discussion about one acre zoning that is being proposed to go to two acres. There was a discussion about whether 0.75 or 1 acre is the recommended minimum lot size for on-lot septic systems.
9. Buildout Analysis – Ray Ott read through the entire Buildout Analysis description to explain exactly how his calculations were done. The Buildout Analysis provides possible development that can be accommodated in the Future Development Plan. Based on his analysis, it is estimated that the proposed Future Land Use Plan could accommodate 1, 063 additional units. Non-residential development, which includes retail, office and light industry, is only estimated for the Mixed Use Growth area. Ray Ott gave a breakdown of the Buildout Analysis by category:
- a. Agriculture Preservation – average dwelling units per acre is 0.1, with 69 dwelling units and a potential for 65 new units (10 acre lots). Total of 134 dwelling units.
 - b. Conservation Easement – 0 new units. 106 parcels and 20 dwelling units.
 - c. Mixed Use Growth -2.5 dwelling units per acre, 87 dwelling units, and the new potential is 500 units. Total Buildout is 588 dwelling units.
 - d. Residential Growth – may change name to Residential – 2 acre lots, 85 dwelling units, room for 164 more. Total of 249 dwelling units.
 - e. Residential Infill – 231 existing dwelling units. New unit potential is 334. Total buildout is 2,600 dwelling units.
 - f. Residential Buildout - This Residential Buildout Analysis Table can be used to change the total. Ray Ott gave a comparison of the calculated Total Buildout of 1,063 to other means of calculation. Building out under existing zoning was 1300-1400. Taking out Open Space Design Option, the buildout approached 1,800. The Township’s need is approximately 500. John Schwab said we have much more than needed. The Township

Solicitor will look at the Buildout Analysis numbers. There was a discussion about where the projected housing needs come from. The Delaware Valley Regional Planning Commission calculated the requirements.

- g. Non-Residential Buildout – For the Non-Residential Buildout section, the only limiting factor was impervious coverage. Ray Ott said he made the assumption that the buildings would be single story buildings. Ray Ott’s calculation estimate was 3.5 million square feet.
- h. Plan to Meet Housing Needs – For the purpose of the Comprehensive Plan, housing needs are generally defined as providing for the future development of new dwelling units to meet the projected demand as derived by the population projections provided for the township by the Delaware Valley Planning Commission. Housing options are provided by permitting a variety of housing types. Ray Ott stated the only way to encourage affordable housing is by providing it at high density development. Mr. Ott discussed a population projection table. The population of East Fallowfield is projected to increase at rates comparable to the county but slightly less than the region. This will be in an appendix in more detail. The projected population of the Township is based on the 2010 census which was a population of 7,400. The population projection for East Fallowfield is 8,000 by 2020 and 9,000 by 2030. Ray Ott said based on population projections and the 2010 census, the future housing needs calculated for the Township are 195 additional housing units by 2020 and 335 by 2030 for a total of 531 additional dwelling units.
- i. Housing Needs Table – This table includes population projections, dwelling units based on 3.8 per unit and the population per unit. This table was used to calculate the 531 additional dwelling units needed by 2030. This also includes average income per household, median home value (\$273,000) and median rent (\$1,100). The housing in East Fallowfield is dominated by single family dwelling. Housing options other than single family detached is rather limited.
- j. Conclusion and Recommendations for Housing Needs – In order to provide more options in terms of housing types and affordability, it is recommended that the Township enable small scale village, mixed use and high density development in areas consistent with the Future Land Use Plan.
- k. Future Housing Needs Analysis – The Future Land Use Development Analysis estimates recommended future land to be an additional 1,036 units which is sufficient to accommodate the projected need of 531. The Township Solicitor will review this. Multi-Family housing is the only concern in this area. There was a discussion about what happens if a township does not allow for its fair share housing needs and its share of population growth. There was a discussion about possibly cutting back on these numbers and which numbers could be changed in the calculation. They also discussed the opportunity for a developer to come in with a planned and walkable community with a variety of living spaces. They also commented on the future Coatesville Train Station.

B. Transportation and Circulation Plan -

- 1. State and Township Roads - Ray Ott said it might be useful to distinguish which roads are owned by the state and which roads are owned by the Township. The Task Force agreed that this information would make a useful map. Ray Ott will confirm which roads are state roads and which roads are Township roads. Ray Ott asked about the status of Mortonville Road. There was a discussion about the need for more sidewalks such as connecting to

South Brandywine Middle School. Ray Ott stated sidewalks will be included in the Circulation Plan.

2. Intersection Improvements – Ray Ott asked what improvements have been done and what needs to be done. These are the intersections that have issues or need improvements:
 - a. South Caln and West Chester Road – The intersection improvements have been planned. The four-way stop sign has helped improve the intersection. Ray Ott will include a statement saying that engineering solutions have been developed and the recommendation is that they be implemented.
 - b. Buck Run Road and Youngsburg Road - This intersection needs realignment. There were engineering studies done in relation to the Beagle Club. There was a discussion about the various problems with these roads. There is a sharp turn where accidents have occurred involving overturned trucks. There is a right turn with no stop and poor sight distance. Ray Ott will include a statement listing the various problems and a recommendation that the Township should pursue design and improvements.
 - c. Route 82 and Strasburg Road – There is traffic congestion during school times and rush hour. There was a discussion about how to solve this problem. They discussed the new middle school having an exit on Strasburg Road.
 - d. Strasburg Road and Buck Run Road – There is general traffic congestion.
 - e. Mortonville Road – This road is currently closed and in need of repairs. This road will be included in the Comprehensive Plan. A recommendation to seek funding streams will be stated. Reconstruction will be required because the road washed out and eroded from storms. There was a general discussion about what the problems are with Mortonville Road.
3. Pedestrian / Bicycles – Trail links that had previously been discussed were South Brandywine Middle School to East Fallowfield Elementary School along Strasburg Road, link from South Brandywine Middle School to Township Park and a link to the Train Station. Ray Ott said there is a county map on which they have inventoried roads into suitability for bicycling. Mortonville Road is included on this map. Various roads were discussed. Ray Ott recommended this be included in the Comprehensive Plan. There was a discussion about Mortonville Road being a bike route. Liability of including this in the Plan was discussed. This County Map will be referenced in the Plan.
4. Corridor along Strasburg Road and Route 82 – Explore the possibility/opportunity of a linking connection to Coatesville, the elementary and middle school, and a link between the middle school and the park with a bike and pedestrian path. There is no plan on how to do this linkage at this time. There was a discussion about having a connecting link between the developments in the northeast quadrant of the East Fallowfield. Most of the developments in that area have existing right of ways to allow this.
5. Public Transportation – There is currently no public transportation in the Township. One important public transportation link would be to the Coatesville Train Station. Ray Ott will reference the Chester County Ride Guide in the Plan. This guide tells you where the closest public transportation link is. Links are needed to the TMACC/Krapf/Septa/Amtrak stops along Route 30 and Route 1.
6. Transportation Improvement Inventory – There are seven listed for East Fallowfield Township. These will be added to the Plan: Mittal Steel railway rehabilitation track that ties switch replacements, Wilmington and Northern Line rehabilitation of track and tire replacement (runs along Mortonville Road) Frog Hollow Road covered bridge, PA Route 82 over Buck Run Road replace or rehabilitation, Strasburg Road over Brandywine Creek (will not impact traffic), intersections of intersection of Route 82 and Strasburg Road safety

capacity improvements, intersection Strasburg Road and Buck Run Road safety improvements. Susan Elks will get status updates on the state bridges.

C. Plan for Protection of Natural and Historic Resources -

1. Brandywine Creek Greenway – In reference to natural and historic resources, the Brandywine Creek Greenway Plan seeks to protect riparian areas, woodlands, and habitats to link historic resources to the Greenway so the story of the Brandywine will be told to visitors. East Fallowfield should utilize the Brandywine Greenway Plan Municipal To-Do List, which is forthcoming, and Implementation Tool Kit to implement the recommendations to the Greenway as they pertain to the Township. Ray Ott will include reference this and include a general statement and their map (which is a draft) in an appendix of the Plan. The wording “should utilize” will be changed to “consider”.
2. Water Supply and Water Quality – Ray Ott asked the Task Force if they are happy with the current zoning in regard to riparian buffer zones. The Task Force stated they are happy with this current zoning.
3. Stormwater Management – Ray Ott asked if East Fallowfield has adopted the new stormwater management ordinance. The ordinance was adopted in September 2014. Ray Ott asked for specific roads that have flooding problems. Roads listed were Misty Patch Road, the intersection of South Caln Road and West Chester Road, Mortonville Road, and Mount Carmel Road. Ray Ott will move these roads with flooding problems to the Transportation Plan.
4. Historic Resources Map – Recommendations are as follows:
 - a) Update the Historic Resources Map to include the boundaries of the certified historic districts that are regulated by the Township Preservation Ordinance. The current Historic Resources Map does not include the boundaries. There was a discussion about whether Mortonville, Glenrose and Ercildoun are on the National Historical Register. Ray Ott will look into this.
 - b) Continue to periodically update the Historic Resource Inventory to ensure correct categories.
 - c) Provide training to the Township Zoning Officer specifically pertaining to the enforcement of the Historic Preservation Ordinance.
 - d) Permit small scale development and adaptive reuse of historic buildings especially in villages. Ray Ott will consider the wording on this further.
 - e) Scenic Roads – These roads are on the map. The recommendation is to ensure additional review of development along these roads to protect the integrity of the viewshed. Route 82 south of Ercildoun will be added to the map.

D. Resources Protection Map – Ray Ott said he will put Township lands on this map.

1. Mortonville Road Greenway – Ray Ott commented that this was mentioned at the previous meeting. It’s under Community Facilities and Services Plan. This could be a green corridor with paths. John Schwab commented on making a walking trail with planks on a brownfield. A trail could be constructed from the Luria Brothers down to Mortonville Road and the creek. Ray Ott asked the Task Force if they’d like him to add this. Ray Ott said this can map can include resource protection areas as well other recreation improvements.

E. Community Facilities and Services Plan –

1. Township Administration – Recommendation to Improve communication between Township Administration and residents through regular updates to Township website, Facebook page and distribution of regular newsletters.
2. Subdivision Land Development Ordinance – Recommendation to amend the Subdivision Land Development Ordinance to include a land development checklist/flowchart to facilitate Township review of subdivision land development plans.
3. Grants – Ray Ott said he would add this under the duties of full time township manager position. Putting it under Financing was also suggested.
4. Trash and Recycling – Recommendation to improve access to the Compost Site by having the Compost Site open more days. Modena, South Coatesville and East Fallowfield Public Works rotate operations.
5. Park and Recreation – Recommendation to complete the projects on the Township Park Master Plan adopted in 2004. Jeanne Berlin stated the Park and Recreation Committee intends to complete the Park Master Plan.
6. Community Outreach – Recommendation to continually conduct public outreach and communications with residents through Township Facebook page, website and newsletter to enlist volunteers or staff, community events and participating in groups such as Friends of the Park. There is interest in re-establishing the Friends of the Park Committee. Park and Recreation has its own Facebook page.
7. Beagle Club – Recommendation to acquire the Beagle Club and Luria Brothers properties.
8. Establish Greenway - Recommendation to establish a greenway on the west branch of the Brandywine Creek between Modena and Mortonville to promote for recreation and conservation use.
9. Township Owned Lands – Recommendation to prepare a master plan for Township owned lands which are currently properties located on West Chester Road and Goosetown Road. Ray Ott asked why the Township owns two small parcels on Newlinville Road. These properties had homes on them that were demolished and the land reverted to the Township. These parcels will be included in the Plan
10. Pedestrian Connections – Recommendation to investigate feasibility of providing pedestrian connections between the Township Park, middle school, elementary school and Coatesville. These will be added in both the Transportation and Park and Recreation sections of the Plan. The connecting trails between developments in the northeast quadrant of the Township will also be added.
11. Ball Field – Recommendation to have open discussions with neighboring municipalities and athletic organizations to address the demand for a ball field. This came from the online community survey and key person interviews. This is not necessarily putting the ball field in East Fallowfield Township. The costs of putting in a softball field was discussed. South Brandywine Middle School is the only location in the Township with a ball field.
12. Brandywine Creek Greenway – In reference to recreation, the Brandywine Creek Greenway seeks to provide connections between regional destinations, neighborhoods and recreation sites to have safer routes for walking and biking.
13. Sanitary Sewer – Ray Ott discussed the Public Sewer Service Area Map from PA American Water. Sewer Service Area means public sewer could be put in that area. There was a discussion about public sewer only being north of Strasburg Road. Including Ercildoun in the public sewer area was discussed. It was decided not to include Ercildoun. There was also a discussion about parcels of land south of Strasburg Road that are below $\frac{3}{4}$ acre and lots between $\frac{3}{4}$ acre and one acre that may have on-lot septic problems. Since lots less than $\frac{3}{4}$

acre may not be able to accommodate backup on-site systems, other solutions should be explored to address these possible septic failures. There was a discussion about water quality in the Township. High nitrates in well water was discussed. This issue needs to be looked at in more detail and water quality needs to be addressed as well. There was a discussion about residents' wells going dry and water deliveries being required to address this. This topic will be included in the Utility Section and Environmental Section. A suggestion was made to engage with an engineer to conduct a Comprehensive Water Resources Management Plan.

14. Police Services – The Police Department will be characterized and a statement will be made that the residents are satisfied with the Police Department. There was a discussion about the cost associated with having a police department.
15. Fire and Emergency Management Services – These services are provided by Westwood and Modena. The consensus is this works well and residents are satisfied. A question was raised if there is a water supply issue on the south side of the Township.
16. Financing – Need to improve Township tax base. The Township should investigate additional sources of revenue including adopting a milage rate. Current Township revenues were discussed. Potential revenues were also discussed. There was a discussion about having a township manager versus not having a township manager. Susan Elks said there are other townships in Chester County without a township manager. She said it is clear from the public meeting that an area that East Fallowfield could improve upon is communication with residents. An electronic newsletter was discussed.
17. Other - Scott Farms and Ridgecrest Development were discussed. They also talked about Weaver's Mulch area was discussed as a potential Village Commercial area.

Dennis Crook made a motion to adjourn the Planning Commission meeting at 9:15 pm. Motion was seconded. Vote: Unanimous.

Respectfully submitted,

Lisa Valaitis
Township Secretary