

East Fallowfield Township
Planning Commission
November 3, 2014 Approved minutes
6:30 PM

Attendees:

Dennis Crook, Chairman
John Schwab, Vice Chairman
Richard Agatone
Joe Perzan
Joe Pomorski, Board of Supervisors

Not Present:

Jim Weeks
Jim Durborow
Garth Monaghan

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 May 19, 2014 Minutes: There were not enough Planning Commission members present that attended the May 19, 2014 Planning Commission meeting to approve the minutes. Therefore, these meeting minutes will be voted on at the next Planning Commission meeting.

Approval of July 21, 2014 Minutes:

MOTION: Dennis Crook made a motion to approve the July 21, 2014 Planning Commission Workshop/Comprehensive Plan minutes as presented. John Schwab seconded.

VOTE: 4-0

Section 1300 Open Space Design: There was a discussion about the current Section 1300 Open Space Design Ordinance 2007-07. John Schwab said that page 4, Section 1304.1, Section B is where the previous ordinance was problematic. In the previous addition, developers were coming and counting junk land (flood plains, steep slopes and riparian barriers) and calling it open space. They were using the modifiers to increase their number of permissible building lots. Unusable open space was eliminated in Ordinance 2007-07. The current ordinance includes R1, R2, R3, MH, O-I, and MU. In the old ordinance, only R3 was included. The old ordinance also had a bonus density calculator in it. They also commented that VC is noted in Section 1304.3 but not in 1304.2. Dennis Crook said that Rob McLarnon stated that you could have a 4,000 square foot lot with the current multipliers. The Planning Commission went through the Ordinance's multipliers to calculate lot size. Dennis Crook will talk to Rob McLarnon to get further clarification. Section 1300 Open Space Design will be discussed again in the future after everyone has had a chance to read it over thoroughly. The Commission will also talk to Ray Ott about Open Space Design in relation to the Comprehensive Plan.

Mixed Use Zoning Discussion: John Schwab said that in the Comprehensive Plan, limitations can be put on certain types of categories in a Mixed Use area. The Mixed Use design option is trying to get creative

with available land. John Schwab said he was initially against Mixed Use Zoning because he feels it could confuse everyone and pave the way to high density. However, he likes the creative possibilities that could come with Mixed Use. With Mixed Use, the percentage of commercial to residential would need to be specified. Mixed Use Zoning will be discussed with Ray Ott at the next Comprehensive Plan.

Comprehensive Plan Discussion: Dennis Crook reported the Board of Supervisors were asking about the status of the Comprehensive Plan. Mr. Crook suggested they attend future meetings. They discussed calling Ray to get a status on the Comprehensive Plan to report to the Board of Supervisors. There was a discussion about whether or not growth is a goal for East Fallowfield. Development bringing in revenue for the Township was discussed. They also talked about water and sewer and whether they want to draw the water and sewer franchise line at Strasburg Road with north of the road being a franchised area and south of the road not being a franchised area. John Schwab said that if you put public water and sewer in south of Strasburg Road, we will get development in that area. Dennis Crook discussed extending the franchise area to south of Strasburg Road to give those residents options if the nitrate levels in their wells are high. Dennis Crook led a discussion about well water quality and the problems with high nitrates. He also talked about storm water management systems as a possible cause for higher nitrates in well water. Putting recommendations into the Comprehensive Plan was presented as an alternative to recommending expansion of the water and sewer franchise area. John Schwab suggested putting a statement in the Comprehensive Plan that alerts the Township of a growing concern about what seems to be increasingly higher nitrate levels in well water. The statement would also recommend further analysis or study. They also want to put a statement in the Comprehensive Plan about concern over required stormwater management which may be trapping local nitrates and resident well water testing would be encouraged. Dennis Crook talked about a pilot study on water quality done in Chester County. He is trying to get more information/data on this study. The Planning Commission felt that they would need to take the responsibility for any further analysis that is recommended in the Comprehensive Plan. They will request that Ray Ott verbalize this in the Comprehensive Plan draft.

Act 537 Plan Update on Grant Status: Dennis Crook reported that the Act 537 Plan grant was denied. The Township will still be going forward with the Act 537 Plan. The Commission discussed the timing of the Comprehensive Plan compared to the Act 537 Plan. John Schwab suggested that the people working on the Act 537 Plan attend a future Comprehensive Plan meeting so we are on the same page. He thinks the Comprehensive Plan and Act 537 should be moving along together with communication between both parties. The Commission will ask Ray Ott what his thoughts are on the timing of the Act 537 Plan as related to the Comprehensive Plan. There was also a discussion about the pros and cons of proposing a water and sewer franchise expansion south of Strasburg Road in the Comprehensive Plan. Expanding franchise areas brings development and it is not known if water and sewer franchise areas need to be expanded due to higher nitrates.

New Business: There was no new business presented.

Dennis Crook made a motion to adjourn the Planning Commission meeting at 8:00 pm. Joe Perzan seconded. Vote: Unanimous.

Respectfully submitted,

Lisa Valaitis
Township Secretary

