

East Fallowfield Township  
Planning Commission  
Approved December 1, 2014 minutes  
6:30 PM

Attendees:

Dennis Crook, Chairman  
John Schwab, Vice Chairman  
Richard Agatone  
Garth Monaghan  
Jim Durborow  
Jim Weeks  
Joe Pomorski, Chairman, Board of Supervisors  
Charles Kilgore, Member, Board of Supervisors

Not Present:

Joe Perzan

Dennis Crook called the meeting to order.

Discussion: There was a discussion about the order of agenda items for the meeting. The committee decided to proceed with the meeting in the order below.

Comprehensive Plan: The Planning Commission discussed writing a letter to Ray Ott in regard to the direction they want the Comprehensive Plan to take. They discussed the wording of this letter. The Planning Commission decided the letter should mention they would prefer to keep the current Future Land Use Map and don't want to pursue the version Ray Ott presented at the November 17, 2014 Comprehensive Plan meeting. The letter will request that Ray Ott use the existing Zoning Map for all future Comprehensive Plan meetings. Dennis Crook will have the Township Secretary type of up the letter. The original will be sent to Ray Ott and copies will be sent to the Board of Supervisors.

There was a discussion about guest seating at the Comprehensive Plan meetings. There was a consensus that all guests and visitors should sit in the audience section rather than around the table. The table should be reserved for the Task Force members only.

Section 1300 – Open Space Design: Dennis Crook reported that he recently spoke to Rob McLarnon, Building Code Official, in regard to Section 1300 – Open Space Design Ordinance. Dennis Crook said that the original Section 1300 only included R1, R2 and R3. The latest version also includes MH, O-I and MU. In the next paragraph concerning maximum coverage, VC is also included. Dennis Crook reported that we could potentially have a lot as small as 3,000 to 4,000 square feet under the current Section 1300. Dennis Crook did the calculations on the white board. He also stated that three or four pages of bonuses for getting more lots have been removed under the Current Section 1300. You can't have more than 30% of your gross open space be environmentally constrained (steep slopes, wetlands, etc.).

There was a discussion about Jim Sisk's proposed Hope Community with 400 lots. The current zoning will only allow a maximum of 50 lots on Jim Sisk's 80 acre property. Current zoning will not allow for 400 lots on a property of 80 acres.

Public Safety Radio Network Site Development: There was a discussion about a letter notifying the Township that a Public Notice seeking comments on the potential effects of the facility on Historic Properties will be published in the Daily Local News. The site location is 1501-1533 Fairview Road. The Commission discussed the two cell towers and where they are located. The regular cell tower goes to a certain height and the units are sitting off and to the side just below the top of the tower. The proposed change is for the installation of a six foot leg extension above the original tower height. They discussed that the proper process will need to be followed – going before the Planning Commission and Township Engineer for review and finally going before the Board of Supervisors for approval. The Planning Commission's main concern is the airport. They would need to see the plans for the building and the structural engineer's report before providing feedback.

Vermeil Tower – expecting Conditional Use Application: A Conditional Use Application is expected to be filed with the Township on December 2, 2014.

Approval of May 19, 2014 Comprehensive Plan minutes:

MOTION: Dennis Crook made a motion to approve the May 19, 2014 Comprehensive Plan meeting minutes as presented. Garth Monaghan seconded.

VOTE: 4-0 (Dennis Crook, Garth Monaghan, John Schwab, and Richard Agatone voted yea. Jim Durborow and Jim Weeks abstained.)

Approval of August 4, 2014 Planning Commission minutes:

MOTION: Dennis Crook made a motion to approve the August 4, 2014 Planning Commission meeting minutes as presented. John Schwab seconded.

VOTE: 6-0

Planning Commission term 2015-2018:

Appointment of Dennis Crook and Jim Durborow to the 2015-2018 Planning Commission term:

A question was raised on whether an advertisement needed to be posted. Because this is not an appointment for a vacancy, no advertising is required. The Board of Supervisors will officially appoint Dennis Crook and Jim Durborow at the January 5, 2015 Re-Org meeting. This motion is for the Planning Commission to recommend their appointment to the Board of Supervisors.

MOTION: John Schwab made a motion to appoint Dennis Crook and Jim Durborow to the 2015-2018 Planning Commission term. Garth Monaghan seconded.

VOTE: 6-0

Other Business:

Intersection of West Chester Road and South Caln Road: There was a short discussion about the timing of fixing the runoff problem at the intersection of West Chester Road and South Caln Road. The repair schedule for this intersection is unknown.

Tax Deed Sales: Dennis Crook reported there are two East Fallowfield Township properties on the list this year.

Mortonville Road: The status of Mortonville Road's needed repairs was discussed. The Township has a set of repair estimates however there were issues left off the estimates. The repair done a few years ago was faulty. They discussed the possibility of getting state funded aid.

Dennis Crook made a motion to adjourn the Planning Commission meeting at 7:30 pm. John Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Lisa Valaitis  
Township Secretary