

East Fallowfield Township
Planning Commission
Approved April 7, 2014 minutes
6:30 p.m.

Members Present:

Dennis Crook, Chair
Garth Monaghan
John Schwab

Richard Agatone
Jim Durborow
Jim Weeks

Not Present:

Joe Perzan

The meeting was called to order.

MOTION: A motion was made to proceed in agenda order for tonight. Seconded.

PASSED: Unanimously

MINUTES FOR MARCH 3, 2014: All members were present. There were a couple of comments for changes to the minutes.

MOTION: A motion was made to approve the March 3, 2014 meeting minutes with changes. Seconded.

PASSED: Unanimously.

RONALD P. SCOTT: Mr. Scott had comments to make regarding the minutes of January 28, 2014 – Safety and Waterway Management Dam Fee by Brook Crossing. He objected to the description of the water basin as being of poor design. It was approved by the Township Planning Commission and the Chester County Planning Commission at the time.

Mr. Scott had actually wanted to comment on the zoning for Hope Community. He was unable to attend the Board of Supervisors meeting on March 25, 2014. He is very opposed to anyone putting in these homes they are talking about. He is going to attend the Township Board of Supervisor's April meeting and say the same thing. He was told that his comments would be taken into consideration.

MINUTES FOR MARCH 17, 2014: There were a few comments made to make changes to the minutes.

MOTION: A motion was made to approve the minutes for March 17, 2014 with the approved revisions. Seconded.

PASSED: 5 with 1 abstained.

MINUTES FOR JANUARY 13, 2014: The comment was made that the minutes needed to be re-formatted to separate the Comprehensive Plan meeting from the Planning Commission meeting.

MOTION: A motion was made to approve the Planning Commission Comprehensive Plan meeting of January 13, 2014 as written. Seconded.

PASSED: 5 WITH 1 abstained.

MOTION: A motion was made to approve the Township Planning Commission meeting with one revision for clarity. Seconded.

PASSED: 5 with 1 abstained.

DISCUSSION OF COMPLETING COMPONENT 4A OF SCOTT FARMS ESTATES SUBDIVISION: The comment was made that this was usually done in conjunction with the township engineer because he has the credentials to say it is done right. We don't have the expertise. So, we can't sign off on anything. The comment was made that Chris Della Penna has always reviewed subdivision plans and forwards the plans along with a letter saying he's reviewed the application and the Planning Commission signs off on it. Chris needs to see this and sign off on the application. There was some discussion on the flow chart and how it should be applied. There seemed to be some confusion as to whether Scott Farms has passed their deadline. A comment was made that based on what the Planning Commission reviewed tonight, the plans for Scott Farms have changed and the Planning Commission does not feel comfortable approving anything. There was a question as to whether the Township Engineer has reviewed anything. A recommendation was made to have both engineers – MacCombie and Della Penna –attend the next Planning Commission meeting to advise them on what their options are. A comment was made to have one of the Board of Supervisors liaisons attend also.

DISCUSSION OF COMPLETING COMPONENT 4A OF BAWA MUHAIYADDEEN FELLOWSHIP SUBDIVISION: Part of the discussion on Scott Farms included the same difficulties of the Bawa Muhaiyaddeen Fellowship subdivision. There are a few different points. The biggest one is they are having individual wells or community wells and they didn't show any of them on the plan compared to where the sewers are. The comment was made that the Planning Commission should not approve anything at this time. The plan should be part of the recommendation for the engineers and the Board of Supervisors liaison to review at the next meeting.

FLOW PLAN CHECKLIST: Check other townships and see what they have for a Flow Plan for samples. Once a flow chart is completed, it should be put on the township website.

NEXT MEETING – MAY 5, 2014: Mr. Richard M. Johnson, P.E., S.E.O., Director of Bureau of Environmental Health Protection Chester County Health Department has been invited to attend. The question was asked if he would be able to talk about the failed systems that the County is aware of in our township. The answer was yes, the ones that have been reported. The Planning Commission is going to invite Jamie MacCombie and Chris Della Penna. The Planning Commission will need to check with the Board first to see if it would be okay to invite the engineers for the May 5, 2014 meeting. Dennis Crook is going to email Mr. Johnson and see if he would prefer to come in for the April 21, 2014 workshop meeting instead of May 5, 2014.

MOTION: A motion was made to adjourn the April 7, 2014 meeting. Seconded.

PASSED: Unanimous

MOTION: A motion was made to adjourn the meeting. Seconded.

PASSED: Unanimously

Respectfully submitted,

Pamela Barnes
Temporary Administrative Assistant