

East Fallowfield Township Planning Commission

2264 Strasburg Road
610-384-7144

Chairman: Deborah Rush
Vice-Chairman: Roger Brown

Member: Paul Daniels
Member: Jim Durborow
Member: John Schwab
Member: Jim Weeks
Member: Bernard Beegle

December 7, 2007 Planning Commission Meeting Minutes

The meeting was called to order by Chairperson, Deborah Rush @ 7:35 p.m.
IN ATTENDANCE: Vice-Chairperson Roger Brown, Members: John Schwab, Paul Daniels, Jim Durborow, Jim Weeks, Bernard Beegle and Secretary Deirdre K. Desiderio.

Approval of the meeting minutes will be done at the end of the meeting.

Kathy O'Brien Conditional Use Application:

This conditional Use application is for a child day care center. The location of this day care center is 197 Mink Hollow Road. The applicant believes that their property is zoned R1 however the Township believes that it is zoned R2. R1 Zoning Ordinance Section 502.4F was discussed in accordance to section 1711 which describes the requirements for a home day care center. There was a brief discussion regarding drop off/pick up area. Ms. O'Brien has all necessary paperwork from the State of Pa. She needs a Use & Occupancy permit from the Township showing that she is in compliance with the Uniform Construction Code. The day care will be located in the finished basement of the home and Roger Brown questioned whether the children would have access to the homes furnace, hot water heater, etc. Mr. O'Brien stated that they will not. There will be a lock on the door so the children can not access that area. Other safety issues were discussed briefly such as fire/smoke detectors, Radon, and carbon monoxide. Mr. O'Brien stated that there were hard wired fire/smoke detectors and will wait for the Township to inspect to see if any additional safety measures need to be made. During this discussion, Deborah spoke with Township Engineer, Chris DellaPenna via telephone regarding the inspection. According to Chris, the application will be reviewed by him after the Supervisors conduct the Conditional Use hearing. Once Chris DellaPenna reviews it, it does not need to go before the Planning Commission. Once Chris reviews the application, he will let the Township know, in writing, whether compliance has been met. There were several options discussed regarding a pickup/drop off area. Roger Brown made a motion to recommend to the Board of Supervisors that the Township's Building Inspector, Don McDermott be present at the O'Brien Conditional Use hearing and to satisfy the drop off/pick up area in accordance with Section 1711 of the Township's Zoning Ordinance. During that same motion, Roger Brown would like all applicable portions of the state requirements to be met by the applicant. Second: John Schwab. Vote: Unanimous.

Approval of the November 2007 Meeting Minutes

John Schwab page 2 paragraph 4 questioned the sentence 'however the members began to vote on five criteria...'. It was decided to remove that sentence since the applicant needs to come back to the Planning Commission with more information. Deborah Rush made a motion to accept the November 2007 meeting minutes with the deletion of the sentence on page 2 paragraph 4. Second: Bernie Beegle. Vote: Unanimous. Abstain: Roger Brown (he was not present at this meeting).

Bernie Beegle made a recommendation to recommend to the Board of Supervisors to create a flowchart showing the current procedures for the different application processes.

Tape ended, nothing further recorded.