

EAST FALLOWFIELD TOWNSHIP

PLANNING COMMISSION MINUTES

Approved August 3, 2009

P/C MEETING CALLED TO ORDER AT 7:30 PM BY CHAIRPERSON DEBORAH RUSH.

In Attendance: *Deborah Rush; Chairperson, Bernie Beegle; Vice Chairman, Members, Jim Durborow, Ryan Ray, John Schwab, Vince Lyons and Arlene Miles-Eubanks (Secretary) were in attendance. Jim Weeks was absent.*

Minutes: *Mrs. Rush made motion to table approval of minutes until the end of meeting Mr. Lyons 2nd – all in favor.*

South Brandywine Middle School: *Brian Bingeman of K&W Engineers went over some comparisons of the previous sketch plan to the current plans. Mr. Bingeman went over Mr. Della Penna's July 31, 2009 letter and Mr. Bingeman's biggest concern is section 1.2 1402.3.B1 steep slopes and he wanted to know if there could be a text amendment done to avoid requesting a variance from the Zoning Hearing Board, in which Ms. Rush explained that the ZHB is there to avoid as much amending as possible to the ordinances. 1.10 section 1729.A.8 track, when setbacks were checked Mr. Bingeman found that they will have to move the track back approximately 5ft. and will be fenced. Mr. Beegle asked about sidewalks along the Doe Run Rd. area. Mr. Bingeman stated that the school doesn't want to encourage pedestrian traffic on Doe Run Rd., so there is no sidewalk along the whole Doe Run Rd., however there is a sidewalk connection from the school down to the intersection of Doe Run Rd. and Strasburg Rd. the revised plan will show that. Mr. Durborow had concerns with the foot traffic & sidewalks & parking and they were addressed. Safety flashing lights will be at the intersection. Mr. Ray stated that in the morning the corner of Strasburg and Rt. 82 is backed up. 1.11 section 1804.F K& W submitted a scoping letter to PennDott, John Otten, responded with there is no traffic impact study required, but he wanted to see traffic counts done, K&W had a traffic count done before and after school hours and they will be resubmitting their analysis of those traffic counts to Mr. Otten and at that time he will give his final letter with all if any other recommendations. Mr. Ray also asked if consideration on the traffic coming from Coatesville traveling on Rt. 82 making that sharp right onto Strasburg Road, was taken into account because that would be a hard right to make in a bus and Mr. Bingeman stated that they didn't look at that intersection, but they will review that. Ms. Rush asked if the Fire dept. was able to look at the plans. They haven't submitted to them yet, but used the same design as the previous plans as far as the fire lane is concerned. 1.20 section 2400 #10, 8, 9, & 11 Historical Resources Map, this plan is not directly affecting a historic site, however Ms. Rush advised Mr. Bingeman to call the Township and get on the Historic Commission Agenda since this is mentioned in Mr. Della Penna's July 31, 2009.*

It would be wise to at least get their insight on what they would have you do. 2.7 Section 501.B.24 Chester County Health Department was discussed. 2.8 Section 501.B.29 the intent is to bring water down Doe Run Rd to where the intersection and is ultimately an issue for the Board of Supervisors. 2.11 Section 506 was discussed and stated they are not increasing. Landscaping and Stormwater management was discussed as well. Since Mr. Della Penna was on vacation and not present at this meeting Ms. Rush advised Mr. Bingeman to respond to Mr. Della Penna's July 31, 2009 letter & the Conservation Districts July 29, 2009 letter and receive a updated review letter from them and plan to come back to the Planning Commission with updates. No recommendation due at this time.

Foxleap Vineyard Winery Site (Sketch Plan): *Peter & Valerie McNeely presented a sketch plan, proposing to open a store to sell wine and act as a farm market too, that will enable them to sell corn, tomatoes, vegetables maybe milk & eggs. Size of building is small and will sit on 60 acres of land. Ms. Rush asked if they had spoken to the Township/ Mr. Della Penna, Mr. McNeely hadn't spoken to Mr. Della Penna, but has spoken to Mr. McLarnon (Building inspector/codes). Property is in the R-1 District which is 2 acre zoning and was advised that they may not be commercially zoned. Ms. Rush advised them to speak with Mr. Della Penna to make sure that what they are proposing is even possible to do in an R-1 District before officially submitting an application to the Township. They were advised that outside lighting, parking and paved driveways which may be requirements to have this site, and they will need to comply with the current ordinances as well. Ms. Rush advised them to speak with Mr. Della Penna and get direction from him to know what steps need to be taken and then plan to come back to the Planning Commission with updates. No recommendation due at this time. There were residents in the audience who lived in close proximity to this property and wanted to express their feelings of support regarding this proposed winery site, by stating it would benefit/enhance the Township if they permit the McNeely's to put this Winery/Store in progress.*

Approval of Minutes: *Ms. Rush made a motion to approve the August 3, 2009 Minutes with comments on the format used to present them. Mr. Ray 2nd –All in favor, Mr. Schwab & Mr. Beegle abstained due to absence of July 6, 2009 meeting.*

End of Meeting Discussions, Concerns & Updates:

Meeting ended: *Ms. Rush makes motion to end meeting at 8:43pm, Mr. Ray 2nd – all in favor*

Submitted by,

***Arlene Miles-Eubanks
P/C Secretary***