

**East Fallowfield Township
Planning Commission Meeting
Approved October 7, 2019 minutes
6:30 p.m.**

Attendees:

Dennis Crook, Chairman
John Nielsen, Vice Chairman
Michael Domboski
Alfred Wright
Solicitor John Jaros
John Juffe, TriCorner Homes

Not Present:

John Schwab
Joe Perzan
Sue Monaghan

Dennis Crook called the meeting to order at 6:30 p.m.

Discussion on Order of Agenda Items.

There was a discussion about the order of agenda items for the meeting. The Planning Commission members decided to proceed with the meeting in the order below.

Fieldstone Village/Pelham Place - John Jaros and John Juffe.

Solicitor John Jaros, representing TriCorner Homes, presented a request to remove two requirements from the Fieldstone Village/Pelham Place final approved subdivision. John Jaros presented a history of the Fieldstone Village Development. In 2006, DeLuca Enterprises was approved to develop 74 lots on 104 acres on the southeastern corner of South Caln Road and Oaklyn Road in East Fallowfield Township. Subject properties were developed under Article 1100 of the Open Space Design Option. In 2010, DeLuca Enterprises went into court receivership and Rouse Chamberlin, Ltd. was appointed the receiver by the court. In 2012, Rouse Chamberlin conveyed the development to Longview Fieldstone, LP. That conveyance excluded nine lots that were already sold to residential purchasers. Longview has since sold the property to TriCorner Homes. TriCorner Homes purchased the development in two phases. The first phase comprises those unbuilt lots presently being served by substantially completed improvements. Phase 1 consists of 42 lots (lots 1-7, 28-46, and 59-74). The remaining 32 lots are in Phase 2 and will require completion of the remaining public improvements before construction of additional homes.

Mr. Jaros stated that at some point during the revised final plan approval, in a letter dated August 28, 2006 entitled "Revised Final Plan Approval for Pelham Place Subdivision," under item number two in the letter, the condition was imposed that there would be a maximum of 11 front-loaded garages in the development and the front-loaded garages would be scattered throughout the development instead of all in one row. No front-loaded garages would be allowed on east and west Livie Lane. Item number three in the letter imposed the condition that only two models: the Allendale with garages in the rear, and a new model referenced in Tom Doyle's email of August 22, 2006 similar to the Allendale with rear garages. These models were unique to the developer at the time and the Allendale model no longer exists. These conditions were not made a condition of the original conditional use approval.

Mr. Jaros stated that TriCorner Homes is requesting a recommendation from the Planning Commission to permit those two conditions (conditions two and three in the letter dated August 28, 2006) be removed so that TriCorner Homes can build homes and complete the subdivision.

QUESTIONS AND COMMENTS:

1. Al Wright asked if these conditions were a Conditional Use Decision issued by the Board of Supervisors at that time. Mr. Jaros stated these conditions were not issued as part of a Conditional Use Decision. However, the conditions were part of the revised

final subdivision plan approval. Mr. Jaros stated he presented this request at the previous Board of Supervisors meeting and the Board instructed him to present the request to the Planning Commission for a recommendation before the Board would take any action.

2. Michael Domboski asked if the TriCorner Homes offers any side-loaded garage options. John Juffe stated they sold one side-loaded garage on lot 35. Mr. Juffe stated they offer side-loaded garages. John Juffe discussed Phase 1 and Phase 2. John Juffe discussed how they are handling Livie Lane which is alley-loaded. Mr. Juffe said that the garages for homes on Livie Lane will point to the alley. Michael Domboski also asked Mr. Juffe if they can building side-loaded garages with the lot sizes and driveway locations. Mr. Juffe stated that the setbacks are between houses and not lot lines, so it depends on the home positioning.
3. John Nielsen asked if the side-loaded garages will have more impervious surface for the driveway versus a front-loaded garage. Mr. Juffe confirmed that is correct. He showed the Planning Commission various driveways on their subdivision plan. Mr. Juffe discussed courtyard models.
4. Dennis Crook asked if the driveway on lot 38 comes from the side. John Juffe stated that lot 38 and lot 44 come have driveways coming from the alley. On Livie Lane the garages will be placed where the driveways need to be based on the alley.
5. Al Wright asked if they are building any detached garages. Mr. Juffe stated they are not offering detached garages. They would like to strike the detached garage condition under condition number 3.
6. John Nielsen asked if the alley lots on Livie Lane are smaller lots. Mr. Juffe stated they are not smaller lots. Mr. Juffe stated that all the lots are 10,000-12,000 square feet. Most lots do not have enough space for a side loaded garage because the homes are required to be a minimum of 20 feet apart.
7. Al Wright asked about the original condition that states that the homes on Livie Lane are prohibited from having front-loaded garages. He asked Mr. Juffe if they will build front-loaded garages on Livie Lane. John Juffe stated the homes on Livie Lane will be rear-loaded garages.
8. Dennis Crook asked how wide the alley is on Livie Lane. John Juffe stated he is not sure but it should be labeled on the subdivision plan.
9. John Nielsen asked if the driveways were already cut out of the curbing on Derry Drive. Mr. Juffe confirmed that is correct.
10. Al Wright asked if the models being built around the existing homes are similar. John Juffe stated other than the existing courtyard models, they are similar.
11. Dennis Crook asked Mr. Juffe if they spoke to the existing homeowners about these changes. Mr. Juffe stated their management company had a meeting with the nine homeowners and they are supportive of TriCorner Homes finishing the subdivision.
12. Al Wright asked if the current homes have front-loaded garages. Mr. Juffe said that the existing homes are not front-loaded garages. They are doing everything in conjunction with the existing HOA. The existing HOA had no garage restrictions.
13. John Nielsen asked if the trail system is being changed. Mr. Juffe stated they are not changing the trail system or anything on the plan. John Nielsen also commented that there is a cemetery nearby. Mr. Juffe stated that he is aware of the cemetery. Potential trail head locations were briefly discussed.

MOTION: Dennis Crook made a motion to remove items 2 and 3 off the revised final plan approval for the Pelham Place Subdivision in regard to front-loaded garages and the Avondale model (no longer exists) and to make a recommendation to the Board of Supervisors to grant this request. John Nielsen seconded.

VOTE: 4-0

Approval of September 9, 2019 Planning Commission Meeting Minutes.

MOTION: Dennis Crook made a motion to approve the September 9, 2019 Planning Commission meeting minutes as presented. John Nielsen seconded.

VOTE: 4-0

Discussion on Newlinville Project.

The Planning Commission discussed various components of the Newlinville Village Master Plan Project. Dennis Crook stated that there is \$8,000 in the Planning Commission budget and he was hoping to use the budgeted money for a Community Conversation organized by Chester County 2020 this year. Dennis Crook stated that he feels that the public meeting that will be conducted under the grant will not be exactly the same thing as the Community Conversation the Planning Commission has been discussing. The Planning Commission members will review the scope of work in the grant. John Nielsen stated the Newlinville area of the Township is a gateway to East Fallowfield Township. Dennis Crook reported that he attended the Coatesville Community Update last week and he discussed some of the revitalization happening in the City of Coatesville. The City of Coatesville is working on revitalization with Valley Township and South Coatesville Borough. Dennis Crook stated he thinks East Fallowfield Township could work with those municipalities on this project. John Nielsen said that it is a great idea to get resident input regarding what the community wants to see in the Newlinville area. John Nielsen said that as part of the scope of the grant, the task force is going to hold a public meeting. He said he feels it will be confusing for residents if the Township holds two public meetings. It is also tough to get people to come to one meeting let alone two meetings. John Nielsen suggested meeting with Township Manager Swichar to discuss the project in further detail. He said the Planning Commission and Township Manager need to come together on the Newlinville Project. Michael Domboski suggested letting the task force start the project.

Dennis Crook said the Planning Commission needs to get very specific on what businesses they would like to see in the Newlinville area. Al Wright said the residents in the northeastern portion of the township are near the Thorndale train station and can commute easily from where they live. Those residents are disconnected from what businesses would be brought into the Newlinville area. Most people that live in East Fallowfield Township have accepted the setting they live in and are used to not being close to convenience stores. Al Wright said they need to find out if residents are content with the status quo or do they want to see conveniences in East Fallowfield Township. They should also determine if Township residents are happy to see Coatesville being revitalized.

Dennis Crook discussed the concept of "fair share housing" as defined by the Delaware Valley Planning Commission. He spoke about the importance of long-term planning. Parkesburg and Coatesville will be getting train stations. John Nielsen reported that PennDOT is redoing parts of the Route 30 bypass at Thorndale, Route 82, Airport Road, and the Route 30 and Route 10 intersection. This indicates growth in the area is projected. Al Wright said that East Fallowfield Township is an agrarian bedroom community. It is a commuting community. East Fallowfield Township is a township that people want to come home to. Dennis Crook said that it is great that East Fallowfield Township has land conservation in the southern part of the Township. However, the fair share requirement will bring in more development.

There was a discussion regarding the Multi-Use Zoning District. Dennis Crook stated that he feels the Multi-Use Zoning District Ordinance needs to be rewritten. They also discussed whether the ordinance title "Multi-Use" is old terminology. "Mixed Use" is the current term being commonly used. They discussed renaming the Multi-Use Ordinance. Dennis Crook said to look at uses in a Zoning District, they should start by inventorying what is currently in the Zoning District. Dennis Crook stated they did this with lot size in the Multi-Use Zoning District. Most property owners in the Multi-Use Zoning District are living out of state. There is one business owner in the Multi-Use Zoning District. George Devine, owner of Extra Mile Auto, is the only business owner in the Multi-Use Zoning District. Mr. Devine feels that it would help his business if there were other businesses nearby. Dennis Crook said they should concentrate on Newlinville and try to piggyback off of the Coatesville revitalization.

Al Wright asked if there are any connecting trail plans in the Township. Dennis Crook stated the Township does not have any plans for regional trails. John Nielsen discussed the Mill Trail Project which is a county regional trail plan. Dennis Crook discussed the Chester Valley Trail. Al Wright discussed amenities that residents do have in their neighborhood such as parks and trails. These are amenities that bring communities together. We should not lose sight of other amenities in addition to commercial amenities. Al

Wright discussed doing a Survey Monkey for residents to determine what amenities they want. Dennis Crook discussed a Community Conversation ongoing program. Al Wright said it is useful to learn what people in the Township want. Al Wright stated we don't have East Fallowfield Township branded community things such as a firehouse. John Nielsen discussed the People's Hall. There was a discussion about trails and having destinations along trails.

Dennis Crook said that the Township needs to find alternative revenue sources due to the \$300,000 decrease in Earned Income Tax. The Multi-Use and Office-Industrial Zoning Districts are the best means to generate additional revenue. Dennis Crook spoke about infill as a method for increasing revenue. There was a brief discussion about using overlay zoning for businesses further up Route 82 beyond Newlinville. They discussed extending the commercial zoning or mixed-use zoning up Route 82 to Strasburg Road. Michael Domboski suggested Village Commercial Zoning for that area. Michael Domboski stated that East Fallowfield Township is largely a residential township and although people want amenities, they don't want them next door. Strasbrug Road would get more traffic if there is more commercial businesses in the area. Al Wright stated that a charter school would do well in this Township. There was a discussion regarding charter schools and possible locations in the Township for a charter school. John Nielsen commented on Coatesville using the Redevelopment Authority to redevelop blighted properties. There was a discussion about using a Redevelopment Authority.

Flowchart for Subdivision & Land Development.

The Planning Commission discussed the Flowchart for Subdivision and Land Development Applications. Dennis Crook said he would like to pass the Flowchart Project to Township Manager Swichar to complete. John Nielsen said that once a Subdivision and Land Development Application comes into the Township, the "Municipalities Planning Code" states it is 120 days maximum and 90 days from when the Planning Commission reviews it. Al Wright said the Township Administration and Township Solicitor would keep track of the clock dates. These officials could give the Planning Commission a heads up on. John Nielsen said that the Planning Commission might not see an application in a meeting setting for 30 days depending on when the Planning Commission meeting occurs. A Subdivision and Land Development Application should go to the Planning Commission first. Dennis Crook said the time stamp should be put on the application when the Township receives the application and determines it is complete. The Township can say the application is incomplete at any point. The Township can also request that the developer approve an extension of time on an application.

Two Sisters Farm Lot Line Change Plan Signing.

The Two Sisters Farm Lot Line Change Plans are approved and ready to be signed. The Planning Commission members signed the approved plans.

Old Business.

1. **Use for Remaining Planning Commission Budget** - Dennis Crook asked for suggestions on how to use the remaining \$8,000 in the Planning Commission's 2019 budget. Al Wright suggested attending the PSAT Conference. John Nielsen suggested hiring someone to do a legal and editorial review of the Township Code. We know we need to change parts of the Office-Industrial and Multi-Use Zoning District Code but an expert comprehensive review would be useful. A discussion ensued. Al Wright asked if the Planning Commission budget could be rolled over to 2020. Dennis Crook also suggested putting the money to towards the Newlinville Project or using it to hold one Community Conversation. Mr. Crook said that the grant will not cover three Community Conversations. Holding another class was also discussed.

Adjournment.

MOTION: Dennis Crook made a motion for the October 7, 2019 Planning Commission meeting to adjourn at 8:40 p.m. John Nielsen seconded. **VOTE:** 4-0.

Respectfully submitted,



Lisa Valaitis

Township Secretary