

PLANNING COMMISSION
APPROVED MINUTES
February 18, 2013
6:30 PM

In attendance: Jim Durborow, Chairman; John Schwab, Vice Chairman; Vince Lyons, Member; Garth Monaghan, Member; Jim Weeks, Fran Digian, Member; Mark Toth, BOS Vice Chairman; Member Joe Perzan, and BOS liaison Chris Amentas were absent.

January 14, 2013 minutes – Mr. Durborow made a motion to approve the January 14, 2013 minutes with the following changes. Add Member Joe Perzan and BOS liaison Chris Amentas as absent, change Mr. Perzan to Mr. Digian as making the motion to appoint Mr. Durborow as Chairman, under South Brandywine Middle School change Mr. Durand to Mr. O'Meara and change "Viewshed" to "Scenic Viewshed" under South Brandywine flashing warning device and Mr. Lyons should be replaced by Mr. Durburow in the first paragraph, and by Mr. Digian in the second. Mr. Digian seconded. Vote was unanimous.

Comprehensive Plan – Mr. Ray Ott presented certain county government criteria regarding grants and solicited areas of concern which can be addressed by grants in the future. Mr. Monaghan made a motion to utilize the services of Mr. Ott to update East Fallowfield Township's Comprehensive Plan. Mr. Schwab seconded. A motion was then made to ask the supervisors to sign a resolution to use the services of Mr. Ott in the amount of \$19,000.00. Vote was unanimous.

Airport District Overlay Ordinance – Mr. Glen Bentley of the Chester County Planning Commission addressed the ordinance, but was unable to explain the inconsistencies between Mr. Pompo's 1/28/13 draft and the Chester County text. Specifically Section 27-2005 is a cause for concern regarding permits. The Planning Commission ("PC") wants someone to review the ordinance and correct the omissions at our next meeting. No recommendation or motion was made.

Brandywine Creek Greenway – Sheila Fleming and Tony Robalik gave a clear and concise presentation regarding the concept plan to date, and East Fallowfield's role in moving forward. Mr. Monaghan stated that the township's trail systems will be mapped and described in the meeting room in the near future.

Act 247 reviews – Mr. Glenn Bentley of the Chester County "PC" spoke about the services available, at no charge, to help with all types of submissions such as sketch plans from property owners, compliance issues, multiple submissions reviews, preliminary and final, and conditional use applications.

Lot line change – In the absence of principals or representing engineers, no questions could be asked by the "PC" members, consequently no action was taken on this submission.

The "PC" members discussed that Coatesville Area School District did not return to the "PC" meeting as directed and bypassed them and dealt directly with the BOS. Also, discussed was the prospective pathway of the water and sewer lines to South Brandywine Middle School and the anticipating situation which does not even exist. Such a pre-emptive move in which the Township is threatened with financial burdens, at some future time, of failure is unheard of in this county. The "PC" members agreed that they would very much like to be a part of any future discussions before any final resolution is reached on this matter.

The "PC" members also would like the BOS's to tell them why their requested budget of \$2,500.00 was reduced to \$150.00. The members also stated that their budget request was in several of their minutes prior to the adoption of the budget.

Adjournment: Mr. Durburow made a motion to adjourn the Planning Commission at 9:05 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Garth Monaghan
PC Member