

EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION
October 21, 2013
Approved workshop meeting minutes
6:30 PM

IN ATTENDANCE: Ray Ott, Project Manager; Susan Elks, AICP, Chester County Planning Commission; Planning Commission Members: Garth Monaghan, John Schwab, Jim Weeks, Jim Durborow, and Dennis Crook. Jan Bowers, Park and Recreation Commission; Joe McCormick, Historical Commission, Jim Petro, Triple Fresh Market. Denise Miller Planning Commission Secretary, Vince Lyons, Planning Commission; Board of Supervisors Mark Toth and Ed Porter, Arthur DeLeo, ASA; Joe Perzan, Planning Commission, and Jeannie Berlin were absent.

Act 167 Plan presented by Jan Bowers – Ms. Bowers stated that State Law requires Act 167 Stormwater Management Plans for every watershed. Another State Law also requires that municipalities not discharge stormwater from any conveyances without an MS4 permit. Ms. Bowers followed up by giving a brief description of the Act 167 plan and its relation to the Township's MS4 permit as a whole.

Ms. Bowers stated that this ordinance was put together to deal with water quality as well as the impact of volume and flooding. It applies to development and re development; it does not do anything to fix existing problems.

Ms. Bowers stated that there is a requirement in the ordinance that a developer cannot get approval for a project if it's over an acre without an easement or written permission from the down grading property that he is going to change the flow on that property. Mr. Schwab asked if the ordinance says that you have to advise them. Ms. Bowers replied that the draft ordinance includes the option for projects disturbing less than an acre to have to notify down gradient owners but not necessarily get their permission.

Ms. Bowers stated that if a subdivision is designed with stormwater Best Management Practice ("BMP") individual residential properties (i.e. 50 lots with 50 rain gardens), that each and every "BMP" must have to have permanent protection, recorded, an easement to allow the township access to that "BMP" for inspection, and an O&M Plan and O&M Agreement with the Township. Mr. Schwab asked if the homeowners have to sign this. Ms. Bowers replied absolutely, whoever is the owner of the "BMP" has to be on record, in the recorder of deeds office, as the one responsible for maintaining the structure. When the house is sold the responsibility goes to the new homeowner.

Mr. Schwab stated that they want citizen input and objects that they now have 30 to 60 days to give input.

Mr. Schwab asked Ms. Bowers who at the Township will be responsible for making sure this all takes place. Ms. Bowers replied that it may be the township Code Official and Township Engineer. The Township also has to have someone do the inspections during and after construction.

Among other provisions included in the draft ordinance is a 50 foot buffer of non disturbance area, where during construction you cannot disturb anything with that area as part of construction.

The Planning Commission Members ("PCM's") requested copies of Appendices A. Simplified Approach.

Comprehensive Plan Meeting ("comp plan") – Mr. Ott review the September 16, 2013 minutes. (Attached)

Mr. Durburow asked Mr. Ott to identify Strasburg Road and Route 82 as a traffic area and Strasburg Road and Doe Run Road intersection as congested traffic areas.

Mr. Monaghan would like it clarified that Upper Gap Road turns into Buck Run Road and the intersection is with Strasburg Road not Route 82. It is also designated as a scenic byway.

Mr. Ott asked the "PCM's" if the septic problems they previously mentioned of Strasburg Road, Wilmington Road and Park Avenue triangle are documented. Mr. Crook replied there are a lot of houses around that are still cesspools. Mr. Durburow stated that Jamie MacCombie, Township Sewer Consultant, has previously identified septic problems when he was researching which way to run a line for South Brandywine Middle School.

Mr. Ott asked if the "PCM's" could clarify what exactly the Route 82 Junk Yard Recycling Center is. Mr. Monaghan stated that it has been sold to a company that operates a slag recycling operation. As of yet they have not submitted to the township or asked for a Zoning Hearing date.

Mr. Ott asked if there are any vineyard retail sales offices. Mr. Monaghan replied that there has been talk, but there are none currently.

Mr. Ott asked for clarification on what "Buck and Doe Run Watershed Association" is. Ms. Bowers replied that this group has not been active for approximately three years, and stated that "Brandywine Valley Association" has been very active in supporting and providing community environmental events. There is also the "Glen Rose Conservancy." Michael Green may be the contact person.

Mr. Ott asked if the completion of the implementation of the township park plan has been completed. Ms. Bowers stated that the plan is completed and they are working through grant by grant.

Time was spent discussing land use and zoning maps. Mr. Ott provided Draft #1 handouts dated 10/21/03. Mr. Ott also presented the description of the Regional setting of the regions.

John Schwab interview – Mr. Schwab presented his interest in being reappointed to the Planning Commission for the term 2014-2017. One reason being that he was part of working on the last "comp plan" and he would like to follow through with this one. Mr. Durburow made a motion to reappoint John Schwab to the 2014-2017 term. Mr. Monaghan seconded. Vote: Unanimous.

Adjournment – Mr. Schwab made a motion to adjourn the workshop meeting at 9:28 PM. Mr. Durburow seconded. Vote: Unanimous.

Respectfully Submitted,

Denise Miller,
Planning Commission Secretary