

**EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION
March 03, 2008
Approved**

THE MEETING WAS CALLED TO ORDER AT 7:35 PM BY CHAIRMAN DEBORAH RUSH.

In Attendance: Bernie Beegle; Vice Chairman, Members: Ryan Ray, Paul Daniels, Jim Weeks and Jim Durborow.

Approval of Minutes: Bernie Beegle made a motion to approve the February 2008 meeting minutes, with corrections (Jim Weeks was not in attendance). Second: Jim Durborow. Abstain: Jim Weeks.

Chester County Public Safety Training Facility

Represented by Chris Burkett; Gilmore & Associates.

The main discussion concerned access to the facility. The applicant did send the application to Penndot for their review. Penndot requested that the applicant provide a 25' taper coming into the turn on Route 82 and approximately a 100' deceleration lane which will be 12' wide. Another request from Penndot is that the applicant provides site distance of 460'. The Township's Ordinance requires 400'. There is a bend in the road with a vertical ledge varying from 3' to 16' high along with a utility pole. Peco will grant the applicant an easement to cut the slope back and build a retaining wall to acquire their 460' of site distance. The slope will be cut back approximately 12' to 15'. The retaining wall will be approximately 17' in height, tapering down to approximately 2' on either end of the wall. There will be a fence installed at the top of the wall. There was concern whether or not vegetation growing on the top of the wall would obstruct site distance, the applicant assured the members that it would not. The question of whether large trucks will have difficulty turning right onto Route 82 from the training facility was discussed. The applicant stated that the maneuvering area is very large and more than adequate to handle large trucks.

Item 1.11 Section 1810.A of Chris DellaPenna's February 29th review letter regarding possible helicopter landing activity was discussed. For training purposes, there will be helicopter's landing at the facility approximately 4 – 6 times per year. The applicant is working with the Chester County Airport and affiliated agencies to determine the safest way to do this.

The original plan proposed public water and sewer however because of their lack of capacity, this will not be possible. Therefore, during Phase I of the project, there will be an on-site water source and an on-lot septic system installed. The applicant has been working with the Chester County Health Department regarding this issue.

Deborah made a motion to recommend to the Board of Supervisors that the applicant move forward with their Conditional Use Application. Second: Jim Weeks. Abstain: Bernie Beegle.

South Brandywine Middle School

Represented by Brian Bingeman.

The applicant's plan proposes to renovate the building and bring the school up to current educational requirements, anticipating no net increase in students. The plan also proposes a bus loop, a parent pickup/drop off area, and fire lane. Landscaping around the school was also discussed. The Township's Zoning Ordinance lists seven planting requirements. The applicant will comply with 5 of those 7 requirements. The applicant will request a variance for the two remaining items. The members requested that the applicant only go over the two that they will be requesting variances for. The first item, Section 1808E.1.B of the Township's Zoning Ordinance regarding minimum planning standards, requires landscaping per 2000 square feet of off street parking and loading area, excluding driveways less than 18' wide. The applicant is asking to exclude all driveways and provide landscaping for the square footage of the parking spaces. The second variance request references Zoning Ordinance Section 1808H.3, requiring one shrub for every 20 linear feet of building façade, the applicant feels that covering the building façade with plant material could become a safety issue. There are several security cameras that will be mounted to cover the entire parking areas. The applicant will be planting around the façade, the applicant just doesn't want the heavy shrubbery. The applicant believes that this could become an area of refuge or hiding behind. Chris DellaPenna asked the applicant if they would be willing to donate trees to the Township's park. Mr. Bingeman stated that he will check with the school district to see if they are willing to do so.

Bernie Beegle asks the applicant if they are proposing flashing school lights at the entrances. The applicant states that there will be two flashing school zone lights, one at each Doe Run Road entrance.

Deborah made a motion to recommend to the Board of Supervisors that the applicant move forward with the landscaping section and that the Supervisors might look at the possibility that the school district think about donating trees to the park. Second: Ryan Ray. Vote: Unanimous.

Deborah made a motion to recommend to the Board of Supervisors that they look into more fees for any actions or building in the Township such as the installation of Verizon Fios lines, and also to look into the possibility of purchasing grinder pumps in bulk and requiring homeowners to purchase them from the Township when tying in to public water. There are several Townships that do this, such as West Brandywine Township. Second: Ryan Ray. Vote: Unanimous.

Deborah made a motion to adjourn the Planning Commission meeting at 8:50pm. Second: Bernie Beegle. Vote: Unanimous.

Respectfully Submitted,
Karen Wilson
Secretary

