

East Fallowfield Township  
Planning Commission Workshop/Comprehensive Plan meeting  
Approved January 19, 2015 minutes  
6:39 p.m.

Attendees:

Dennis Crook, Chairman  
John Schwab, Vice Chairman  
Richard Agatone  
Jim Weeks  
Jeanne Berlin  
Joe Pomorski, Board of Supervisors, Chairman  
Steve Herzog, Board of Supervisors, Vice Chairman  
Ray Ott, AICP, Ray Ott & Associates  
Susan Elks, AICP, Chester County Planning Commission

Not Present:

Jim Durborow  
Garth Monaghan  
Joe Perzan

Dennis Crook called the meeting to order at 6:39 pm.

Review letter from Dennis Crook requesting the Future Land Use Map and recommendations should mimic the existing zoning: Ray Ott spoke about the letter he received from Dennis Crook which stated the Planning Commission would like the Plan to reflect existing Township zoning. He said typically a Future Land Use Map is a generalization and a zoning map it more specific.

Review various build out results for the following zoning/land use scenarios: Mr. Ott said he changed the Future Land Use Map to address the concerns he thinks people had. He asked for direction. The Planning Commission members stated they all would like the Plan to reflect the existing zoning. Ray Ott explained that the Mixed Use Growth area on the Future Land Use Map exactly corresponds to Office-Industrial and Multi-Use areas on the Township Zoning Map. Mixed Use Growth and Multi-Use mean the same thing. With the Section 1300 – Open Space Design Option, both Mixed Use Growth and Multi-Use allow for residential. Ray Ott asked if they are comfortable combing those districts. Susan Elks commented that in terms of the Comprehensive Plan, a future land use map can be more generic than zoning. She stated there is no issue having one category in the Comprehensive Plan and then having it split in zoning, especially with categories that go together. Mr. Ott stated the trend in the industry is to have projects that are mixed. Mr. Ott said the Comprehensive Plan could recommend the zoning in that area could include a combination of uses “including residential” or it could say “except residential”. There was a discussion about including or not including residential in that area. Susan Elks asked if the Township is planning to remove the Open Space Design Option from our ordinance or from that area. The description of this area in the Comprehensive Plan should reflect the Open Space Design Option Ordinance. There was a discussion on the Open Space Design Option Ordinance. Ray Ott will remove residential from that area. Dennis Crook spoke about the history and purpose of the Open Space Design Option Ordinance and how it was changed at various times. He said the sentiment is to keep Office-Industrial separate from Residential in East Fallowfield. Dennis Crook commented that the Multi-Use area fits the Village-Commercial area which has residential with commercial on a smaller scale. Ray Ott read the description of Village Commercial in the Comprehensive Plan. Dennis Crook read the definition

of Village Commercial as defined in the zoning ordinance. He said it's taking a little piece off of Office-Industrial and Multi-Use with a mix of single family detached housing. A discussion ensued about what the definition of Village Commercial should be. There was a discussion about how to handle existing residential in Newlinville (Mixed Use Growth). Mr. Ott asked if they want him to address the fact that there are existing residential uses there and should the Future Land Use Map recognize that. Susan Elks said excluding residential in this area can create problems because existing residential would be non-conforming. They also discussed the Newlinville area as being classified as Village Commercial. They discussed the existing businesses in the Newlinville area. Susan Elks stated she likes the idea of making that area another village. Ray Ott was instructed to make Newlinville a village.

Residential Growth and Residential Infill: Ray Ott stated there are two residential areas on the Future Land Use Map: Residential Growth and Residential Infill. They correspond to R1, R2 and R3 on the Zoning Map. Mr. Ott gave the definitions of each. Residential Growth is .5 dwelling units per acre which is two acre zoning. These are large undeveloped lots. Residential Infill is .75 dwelling units per acre which is an acre and a half. This area is developed and has an occasional undeveloped lot within a developed area. Mr. Ott stated that for Residential Infill we would recommend any change in zoning or development would be compatible with the existing development and street scape. Residential Growth areas may have new roads and be designed independently of existing development.

Conservation Easements/Agricultural Preservation/Public Lands: Ray Ott stated Conservation Easement areas are not on the Zoning Map. Related to that are the existing or proposed Public Lands. Ray Ott asked why an area was excluded from the Agricultural Preservation. Dennis Crook said it was an old development. Mr. Ott asked the Commission if they'd like to promote that area in Agricultural Preservation or promote development. Ray Ott said it would be Residential Growth in that area. The Commission requested Ray Ott change the Agricultural area to reflect the Zoning Map. There was also a discussion about removing the distinction between Residential Growth and Residential Infill.

Public Lands – Current and Proposed: The middle school, Township Park, Township Building, elementary school, land off of West Chester Road (Brinton Station) and the Tuning Fork parcel are all Public Lands. Beagle Club and Luria Brothers are proposed future Township acquisitions. The Planning Commission agreed with the identified Public Lands (current and proposed).

Fair Share Analysis: Mr. Ott said according to population projections out to 2030, East Fallowfield Township needs 800 – 900 additional dwelling units to comply with Fair Share Analysis.

Existing zoning with and without Section 1300 – Open Space Design Option: The only difference between new dwelling units with and without the Open Space Design Ordinance is that residential can be put in the Multi-Use and Office Industrial with the Ordinance The Future Land Use Plan accommodates 1,000 new dwelling units. 324 of those would be in the Mixed Growth area and would be removed without the Open Space Design Option bringing the number of new dwelling units down to approximately 700. Mr. Ott said the difference in dwelling units as a result of taking out the Open Space Design Option could be made up in the Residential Growth and Residential Infill areas. There was a brief discussion about Mobile Homes and Fair Share Analysis.

Comprehensive Plan Future Land Use DRAFT recommendations (revised to address comments at November 17, 2014 meeting.): Ray Ott asked the Planning Commission if they had reviewed his revisions submitted December 9, 2015. Ray Ott went over the comments/revisions to the Future Land Use Development Plan which were as follows:

1. Add Humphreville as a Village Development area. Also include Newlinville.
2. Include existing and proposed Township lands.
3. Include school properties.
4. Manchester Farms and Northwoods Development names were reversed.
5. Mixed Use Area – This is because there was a plan approved. He has moved this area back.
6. Mobile Home/Beagle Club – The Beagle Club is identified as future Township acquisition and the Township’s Mobile Home area was developed as single family homes. Ensure the Township is not obligated to provide for more mobile homes.
7. Change Residential Infill from two acres to one acre.
8. Change Residential Growth to Residential – this will not be changed.
9. Plan to Meet Housing Needs – Double check numbers in tables.
10. Transportation Circulation Plan – Identify state and township owned roads.
11. Caln and West Chester Road Implementation Plans have been engineered by developer. Will be recognized in the Plan.
12. Route 82 and Strasburg Road – Traffic is congested at school time. The middle school needs an exit on Strasburg Road.
13. Mortonville Road closed for construction.
14. Chesco Bike Map is not a recommendation but will be included as a reference purpose only.
15. Add intersection with bridges that sit on the tip.
16. No public transportation in Township. Plan recommends linkages to existing public transportation.
17. Reference “The Guide Ride” on Chester County website.
18. Add trail linkages among neighborhoods in the northeast section of the Township.
19. Plan for protection of natural resources - Change Brandywine Greenway recommendations from “should utilize” to “consider”. Review final recommendations when available.
20. A new stormwater ordinance was adopted – make reference.
21. Add flooded roads reference to Transportation Plan
22. Historic Resources – Check if Mortonville is a historic district.
23. Top of page 19 (Historic Resources) - Reword sentence “Permit small scale development in adaptive reuse.”
24. Add scenic roads to Natural Resources Plan.
25. Add to map as scenic road – Rt. 82 south of Eurcildon.
26. Resource Protection Map – Change legend for riparian from 75 to 80 feet.
27. Add existing and proposed Township open space and parklands.
28. Add Homeowner Association owned lands.
29. Add Greenway Plan along Brandywine Creek corridor between Mortonville and Modena for recreation.
30. Community Facility and Service
  - a. Improve Compost Site – more available time open.
  - b. Complete projects shown on Township Park Master Plan adopted in. Need more ballfields.
  - c. Mention that Fire EMS is provided by Westwood and Modena
31. Financing – Add pursue grant funding.
32. Add a set of recommendations for water utilities. Wells are going dry and requiring delivery of water. Engage with engineer to develop a comprehensive resource management plan.

Mortonville Bridge: John Schwab asked if PennDot's stone-facing of the Mortonville Bridge should be mentioned in the Plan. They did concrete barriers with a stone-faced exterior on the bridge. There was a discussion about the benefits of including it. Susan Elks suggested asking Karen Marshall with the Chester County Planning Commission. She is the Historic Preservation Officer for the County. Ray Ott will contact Karen Marshall.

Dennis Crook mentioned the Scott Farm Development proposal that has a property that is in litigation. A portion of the property was sold off without being subdivided. Mr. Crook asked Ray Ott if it should be included in the Comprehensive Plan because it could impact the Buildout Analysis.

Dennis Crook also mentioned the Bawa Muhaiyaddeen Fellowship. This is in Rural Agricultural but it was zoned R1 when they originally submitted their application. Mr. Crook gave a brief background on this. Mr. Crook said the number of dwelling units would be 24 units and 9 units are in the Plan.

Ray Ott suggested referencing that there are properties in the Township under litigation or under development that are not acknowledged in the Analysis. The percentage change in number of dwelling units is not significant to reflect in the Analysis.

Jeanne Berlin pointed out a small parcel on Newlinville Road that is owned by the Township that needed to be added to the Plan.

Section 1300: John Schwab said if we aren't repealing this, then the Planning Commission should revise it. The issues to address are minimum lot size and inconsistencies in the zoning districts included in various sections.

Next meeting: February 16, 2015.

Dennis Crook made a motion to adjourn the Planning Commission meeting at 7:50 pm. Richard Agatone seconded. Vote: 4-0

Respectfully submitted,

Lisa Valaitis  
Township Secretary