

EAST FALLOWFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
March 28, 2017 Approved minutes
6:32 PM

Members Present

Steve Herzog, Chairman
Ed Porter, Vice Chairman
Carol Kulp, Member
Randy Doan, Member
Wilson T. Lambert Jr., Member

Township Staff Present

Lisa Valaitis, Township Secretary
Pani Martin, Township Treasurer

Township Solicitor

Mike Crotty

1. CALL TO ORDER, SILENT MEDITATION AND PLEDGE OF ALLEGIANCE.

Chairman Steve Herzog called the meeting to order at 6:32 pm.

2. DISCUSSION

A. RULES OF CONDUCT

Steve Herzog stated the Rules of Conduct are posted in the back of the meeting room.

B. APPROVAL OF MINUTES

1) February 28, 2017 Board of Supervisors meeting minutes.

MOTION: Steve Herzog made a motion to approve the February 28, 2017 Board of Supervisors meeting minutes as presented. Ed Porter seconded.

VOTE: 5-0

C. TREASURER'S REPORT

1) January 31, 2017 Treasurer's Report.

MOTION: Steve Herzog made a motion to approve the January 31, 2017 Treasurer's Report. Ed Porter seconded.

QUESTIONS AND COMMENTS:

- a) Steve Herzog asked if Account 1411.30 - Professional Services - ERT was an annual fee. Pani Martin stated it was an annual fee payment. Steve Herzog also asked what expenses fall under Account 1411.75 - Other. Chief Porter stated that cost was for the hookup of a generator.

VOTE: 5-0

2) February 28, 2017 Treasurer's Report.

MOTION: Steve Herzog made a motion to approve the February 28, 2017 Treasurer's Report. Ed Porter seconded.

QUESTIONS AND COMMENTS:

- a) Ed Porter asked about Account 1432 – Vehicles, under the Public Works Department expenses on the Summarized Budget vs. Actual. He said the percentage of budget is 52% and the amount of the

expenses is \$7,074.51. Pani Martin stated that includes Account 1431.10 - Vehicle Repairs & Maintenance for \$954.63 and Account 1432.20 – Auto Insurance for \$6,119.88. Ed Porter asked who our auto insurance is with. Pani Martin stated H.A. Thomson and Longley Insurance. She stated one is for liability and one is for physical property. There was a discussion on the insurance companies.

- b) Steve Herzog asked how many vehicles are insured on the policy. Pani Martin stated she believes there are seven vehicles. The Board requested Pani Martin put together a list of the vehicles and to identify which vehicles are shared with other municipalities under the Central Chester County Recycling Authority.

VOTE: 5-0

3) February 28, 2017 Payment Authorization.

MOTION: Steve Herzog made a motion to approve the February 2017 payment authorizations for 108 checks in the aggregate amount of \$257,124.59 for the period of March 1, 2017 through March 28, 2017. Ed Porter seconded.

VOTE: 5-0

D. FIRE DEPARTMENTS

- 1) February Modena Fire Company Fire Chief's Report submitted for Board and resident review.
- 2) February Modena Fire Company Fire Chief's Report – East Fallowfield Calls Only submitted for Board and resident review.
- 3) February Modena Fire Company EMS Report submitted for Board and resident review.
- 4) Westwood Fire Company Update.

Fire Chief Mike McWilliams gave a brief update on Westwood Fire Company. He stated the February reports were not submitted in time. Both February and March reports will be submitted for the April Board of Supervisors meeting. Chief McWilliams announced the Westwood Ambulance Membership is out. They will be doing a recruitment and retention grant and flyers will be sent out to residents in Westwood's district. There was a brief discussion about the Act 172 Volunteer Service Tax Credit.

E. CITIZENS BY REQUEST

- 1) Sharon Scott – Audit – Nutshell of Finding of Facts.

Sharon Scott said she will be speaking on a pattern and profile of supervisors and lawyers of the past. Mrs. Scott read an article in the 1989 East Fallowfield Township Civic Association newsletter. The article was about three East Fallowfield Township Supervisors unanimously refused to endorse the \$50 million dollar open space bond referendum. She read quotes from the three supervisors in the article which were Carlin, Doan and Ronald Scott. They were against purchasing land to preserve agriculture. These supervisors were also quoted in the article about not supporting parks. Sharon Scott stated the supervisors later had a change of thinking and bought large parcels of land in the Township. Mrs. Scott discussed conspiracy of lawyers and employment. She discussed a failed attempt to find a lawyer to surcharge the Township Solicitor that she and the other two auditors found had been doing wrong doing. She commented that after this, she was not able to find employment for 40 years. She stated the other two auditors were transferred out of state. Mrs. Scott stated Wilson Lambert and Randy Doan should not be allowed to vote on the Bawa M. Fellowship conditional use agenda item.

F. LEGAL ISSUES

1) Bronson ZHB Application – Information Only.

Mike Crotty announced that the Township received a Zoning Hearing Board application for a variance for a shed on a 29 acre property. Lisa Valaitis announced the hearing date has not been decided yet. Mike Crotty also announced that he just received another Zoning Hearing Board application for Towerville Christian Church.

2) Bawa M. Fellowship Conditional Use.

a. Summary of Decision and Order.

Mike Crotty stated the Board of Supervisors needs to render a decision on the Bawa M. Fellowship conditional use application under the MPC. Mike Crotty stated, after discussion with the Board, he drafted a Decision and Order for Board consideration. Mike Crotty stated whatever decision the Board makes tonight will be put in writing and issued to all parties of interest. Mike Crotty stated it is his recommendation to the Board to consider approval of the application subject to a number of conditions. The Decision states the following sections: Finding of Fact, which is history through the hearings, legal discussion of standards of conditional use relief, and the decision portion that sets forth the conditions.

b. Mike Crotty read the conditions set forth in the written Decision and Order which are summarized as follows:

- The applicant comply with all relevant terms of the Township Ordinances including the most recent Act 167 Stormwater Management Ordinance.
- The applicant apply for and obtain approval of a subdivision and land development application for the proposed use. The four parcels will be merged into one parcel.
- The applicant comply with all outstanding notes, conditions and comments in the Township Engineer's review letter dated January 3, 2017.
- The applicant's use of the property shall comport with the testimony presented by its representatives during the conditional use hearings.
- The applicant comply with the impact statement mitigation standards set forth in Exhibit A-7.
- The property under unified common ownership subject to declarations and restrictions to be approved by the Board of Supervisors through the land development process.
- Applicant shall prepare an updated water study during the subdivision and land development process which should include an assessment of the impact on the neighboring individual properties. Three specific properties were identified under this condition.
- The Board of Supervisors notes its preference for the emergency access road (to Timacula Road) to not be installed unless deemed necessary by the Township for emergency services access to the site.
- Applicant maintain at least 75% of the total land area of the property in agricultural use.
- Perimeter landscaping, buffering and topography be further assessed during the land development review process to ensure compliance with the applicable Zoning Ordinance.
- Applicant present its land development plans before the East Fallowfield Township Historical Commission.
- Applicant secure all outside agency approvals.
- This decision be accepted in writing by the applicant within thirty days of mailing.
- Severability provision.

c. Historical Commission Letter – Review of Conditional Use Application for Bawa Muhaiyaddeen Fellowship submitted for Board and resident review.

MOTION: Steve Herzog made a motion to approve the conditional use application of the Bawa Muhaiyaddeen Fellowship Farm Community. Randy Doan seconded.

QUESTIONS AND COMMENTS:

- I. Erwin Zeller stated he didn't feel that residents were well informed about this development. He asked if changes can be made after approval. He asked what type of buildings are proposed. He asked for the definition of conditional use. Mr. Zeller also asked about the group and if this decision had to be made tonight.
- II. Mike Crotty addressed Mr. Zeller's questions. He stated that a conditional use application is a zoning application that the Township reviews to determine if the applicant's requested use complies with the Township Zoning Ordinances. Notice was given to all nearby property owners. There were four public hearings that were publicly announced. The applicant went before the Township Planning Commission and Township Historical Commission. Residents can participate, question, and review during the subdivision and land development process. Mike Crotty stated the group's beliefs do not fall under the Township Board of Supervisors to regulate, control or address in terms of the zoning and conditional use application.
- III. Sharon Scott stated Mike Crotty represents the Board not the Township. Mrs. Scott discussed what she read in the Zoning Hearing Board hearing transcripts. Mrs. Scott commented on the Zoning Hearing Board minutes and Mark Thompson's (of Lamb McErlane) comments on the relevant zoning ordinance. She commented that the cost to the Township is probably \$50,000. Mrs. Scott requested the Board table this decision in order to review the 18-page Resolution/Decision. She discussed the need for a 1,000-foot sight distance. Mike Crotty stated this was addressed in the Engineer review letter and that is not needed.
- IV. Michael Wylam stated there is a water issue with approval of this development. He stated a water study was not done. He also asked if any consideration was given to wells potentially drying up.
- V. Mike Crotty responded to Mr. Wylam's comments. Mr. Crotty stated one condition of approval is an additional water study be done. The applicant did a water study but no objecting party did a water study. There is a condition in the Decision and Order that requires the applicant does a water study during the land development process and the Township will review the study and consider water issue impact on other residents.
- VI. Erwin Zeller asked where the proposed development is located. Steve Herzog stated the land is located near Mt. Carmel Road and Timacula Road.
- VII. Wilson Lambert addressed the comment/condition regarding well water concerns. Wilson Lambert stated his rationale for making this decision was concern about the three named properties in the condition in the written Decision. Mike Crotty stated they will assess the situation on the three property owners when the water study results come in and are reviewed by Township consultants.
- VIII. Dolores L. Cook commented that the water studies that were done are all outdated. She asked if there is a current water study. Steve Herzog stated there will be a new water study done as part of the land development process. Mike Crotty discussed water study and time requirements on how long a water study is considered valid.
- IX. Michael Wylam stated if the wells of neighbors go bad, property values will drop and the Township's residents should not be responsible for that. Wilson Lambert stated if the wells go bad, that would be the responsibility of the developer. Mike Crotty stated if wells go dry, it would be the residents' responsibility to take action against the developers.
- X. Alan G. Cook asked if it was written in stone that 75% of the land remain as agricultural use or can they reapply to build more buildings. Mike Crotty stated one condition of the Decision is that the 75% agricultural use be maintained. Yes, the land will remain at 75% agricultural use unless they come back to the Township for approval. Mike Crotty stated each lot will have its own septic system.
- XI. Nancy Melcher asked what the next step is after this conditional use application. Mike Crotty explained the process. After conditional use approval, a developer has to come back in before the Township with a preliminary subdivision and land development plan. They will make a presentation to

the Township Planning Commission. The Township Engineer will review the plan, reports, and studies relative to the application. The public is free to make comments on the plan. Then the Board of Supervisors issues a decision. Once the preliminary plan is approved/decided, the developer submits a final land development application. The process is similar to the preliminary subdivision and land development plan. Nancy Melcher asked how residents are notified and how does the Township notify everyone without a computer. Mike Crotty discussed all the ways the residents have been made aware of this conditional use application which include: website, Planning Commission meetings, Board meetings, advertisement in the Daily Local for each conditional use hearing, and neighboring residents were notified by letter. Mike Crotty suggested residents attend Planning Commission meetings where applicants attend and discuss. Pani Martin stated that a calendar of events was mailed to every resident.

- XII. Erwin Zeller asked if there is a conflict of interest if a member of the Planning Commission is a member of Bawa. Mike Crotty stated there is not a conflict of interest because that Planning Commission member recused himself and did not participate in discussions regarding the conditional use application. Mike Crotty stated the Planning Commission member would do the same for the subdivision and land development application.
- XIII. Sharon Scott stated the Supervisors Handbook says the conditional use hearings should contain a letter from the Planning Commission that recommends either approval or disapproval of a conditional use application. Mrs. Scott asked for a copy of the Planning Commission's recommendation letter to be read. Wilson Lambert presented the Planning Commission letter to Mrs. Scott. She also commented on the water issue and a water study letter dated March 20, 2009 that was presented during the conditional use hearing. Mike Crotty stated one condition of the Decision upon approval is that a current water study be conducted.
- XIV. Lisa Morrison stated she lives on Glenrose Road and the people living on Glenrose Road and Mt. Carmel were not aware of or informed about this project. She stated she doesn't think this should be passed until more residents are informed. She voiced concern about traffic, septic and well water issues not being addressed. She stated she feels this decision is being rushed. Mike Crotty stated the Township is required, under the MPC, to review their development application and the application be considered in reasonable time. After so much time, the application is deemed approved without any of the conditions previously listed. Mr. Crotty stated if the Township does not issue an approval tonight, the application will be deemed approved without the conditions.
- XV. Shirley Yuzwiak recommended the residents be notified by postcard for these type of applications. Steve Herzog stated a postcard mailing costs \$1,000. Ms. Yuzwiak also suggested phone call notification.
- XVI. Nancy Melcher asked what happens if a decision is not made tonight. Mike Crotty stated it would be a deemed approval which means the applicant would get approval without the fourteen conditions listed in the Decision. She asked if the application could be denied. Mike Crotty stated the Township could deny it, but he didn't see a legal basis for denial. Mike Crotty stated if the application is denied, the applicant could sue the Township for being treated wrongly and having their civil rights violated.
- XVII. Sharon Scott read the Planning Commission's recommendation letter that recommended approval of the Bawa M. Fellowship application providing certain conditions are met: provided a clean letter of review from the Township Engineer is received, they obtain approval from the Fire Marshall regarding the emergency egress, and they meet the conditions agreed to in the Settlement Agreement of May 22, 2012. Mrs. Scott stated that Settlement Agreement did not have certain details in it that are part of the application.
- XVIII. Joe Montoro asked about Condition 14 – Severability, and if it made all other conditions null and void. Mike Crotty stated if there is an appeal and the court strikes one condition, the remaining conditions would stand.

- XIX. Erwin Zeller stated more time is needed and residents of the community should be canvased. He stated the Township has communicated but it was not effective.
- XX. Mike Crotty stated it is his recommendation that this be approved. Mike Crotty stated it is his assessment that the applicant met the criteria under conditional use in the Township Zoning Ordinance. Mr. Crotty stated he does not see a reason to deny. Denying the application would put the Township at risk to be sued by the applicant.
- XXI. Steve Herzog stated the applicant still needs to go through the subdivision and land development process. He stated there is still plenty of time/opportunities to address problems, needs, and questions.
- XXII. Ed Porter asked Mike Crotty if the applicant can sue the Township at any point during the land development process. Mike Crotty stated that is correct. He stated when he first came on the Board, there was a decision on the table for a proposed development across the street from his home and he wasn't happy about it. The proposed development was for 74 homes on 100 acres. This proposed development is only for 23 homes on slightly over 100 acres. The Bawa M. Fellowship development is less clustered and less homes than most developments. He talked briefly about the history of the Bawa M. Fellowship application and he said he felt it should be approved before more legal fees were incurred.
- XXIII. Lisa Morrison restated that it would be beneficial to notify all residents of East Fallowfield Township by letter before making a decision. She commented on a concern about a cemetery located near residents' wells. Ed Porter asked if there is a requirement to send postcards to residents within so many feet of the property. Mike Crotty stated there is a requirement to send notices to residents within 500 feet of the proposed project. Mike Crotty said all the notification requirements were satisfied as evidenced in the hearing exhibits. Mike Crotty listed all the methods that residents were notified.
- XXIV. Erwin Zeller asked when the timeline started. Steve Herzog stated 2001 or earlier. Mr. Herzog stated a decision has to be made. If the Board doesn't make a decision, the application will be deemed approved which means approved without conditions. This means there will be no water study, no traffic study, etc.
- XXV. Thomas Nash asked for confirmation that one quarter of the 108 acres will be developed and the rest will be agricultural. Mike Crotty stated it will be an easement restriction on the plan requiring it will be perpetually maintained as agricultural.
- XXVI. Ed Porter addressed the concern of residents regarding stormwater. He stated there is a new stormwater ordinance (Act 167) that is more stringent. Mr. Porter talked about his own well on his property.
- XXVII. Thomas Nash discussed wells and streams. He stated the residents notified should have been within a mile rather than 500 feet. Mike Crotty stated the water study regarding viability of wells will extend beyond 500 feet.
- XXVIII. Lisa Morrison asked what year the water study was done. Steve Herzog stated 2009 but a new water study will be completed. Ms. Morrison asked why the water study wasn't done before the conditional use approval. Steve Herzog stated the water study is part of the land development phase which comes after conditional use. Ed Porter did state there are still a lot of unknowns at this point that will be figured out during the land development phase. Ed Porter stated these rules were set in place by the General Assembly.
- XXIX. Steve Herzog stated if this approved tonight, there are still a lot of approvals to be done in the subdivision and land development process. A new water study will be done during that process.
- XXX. Thomas Nash asked if the water study determines there is not enough water for 23 wells, will the land development plan be turned down. Mike Crotty stated that would be part of consideration of the land development plan.

XXXI. Randy Doan stated everyone in an existing development could all apply for wells at the same time and no water study would be required. At least with this development, there will be a water study done.

VOTE: 4-1 (Steve Herzog, Ed Porter, Randy Doan, and Wilson Lambert voted yea. Carol Kulp voted nae.)

Ed Porter stated he would love to abstain because he won't be on the Board when most of this goes through. He stated he is not legally able to abstain. He also said he doesn't like that some issues won't be addressed until the land development process. He stated there aren't enough reasons to vote no so he has to vote yes.

Mike Crotty stated that the written Decision and Order will go out to the applicant and all the parties.

3) Longview / Fieldstone Village – Request by Applicant.

Mike Crotty reported the Township received a written request from Longview/Pelham Place Fieldstone Village. Mike Crotty stated the development was approved by the Township years ago and seven to nine homes were built. Vince Pompo stated he represents Bill Anderson and Fay Hugh with Longview Property Corp. who own the property. They have owned the Fieldstone Development for five years and are investors rather than developers. Vince Pompo presented a brief history of the development. The owners have been trying to sell and have been unable to find a developer that will buy the property and be responsible for the required improvements. Mr. Pompo asked the Board if they would authorize Mike Crotty to meet with Vince Pompo to discuss the option of calling the performance bond. It's a value of \$1.4 million. The bond was posted to protect the Township if improvements were not completed. Mr. Pompo stated he would need to have the Board call the bond. Mr. Pompo stated an agreement could be arranged similar to the Manchester Farms Development. Mike Crotty discussed the risks and benefits to the Township for calling the bond. Steve Herzog discussed his concern about finishing the roads and the roads being torn up when further building is done. He also had a concern over the development having varying styles of homes. The liquidity of the performance bond was discussed. Fay Hugh, with Longview Property Group, said they aren't the beneficiary of the bond so they can't call the bond. The Township is the beneficiary and needs to call the bond. The owner will be responsible for paying for Mike Crotty's legal fees.

MOTION: Steve Herzog made a motion to allow Mr. Pompo to work with Mr. Crotty regarding the Longview/Fieldstone Village provided the fees are covered by the owner. Ed Porter seconded.

QUESTIONS AND COMMENTS:

- a) Connie McLaughlin asked where the development is located.
- b) Ed Porter stated it is located at South Caln Road and Oaklyn Road.
- c) Siti Crook stated there is a long history on this development and she recommended reading meeting minutes and reviewing the history of this development before making a decision.
- d) Ed Porter stated no decision can be made without a discussion taking place between Mr. Pompo and Mr. Crotty to determine the Township's options. The cost of the Township Solicitor will be covered by Longview Property Group.
- e) Mike Crotty agreed with Ms. Crook that the history should be reviewed before making a decision on calling the bond.
- f) Vince Pompo discussed the Permit Extension Act and its impact on the past history.
- g) Sharon Scott stated she would concur with Mr. Porter as long as the Longview Property Group is paying for Mr. Crotty's time.

- h) Mike Crotty discussed the billing process. Mike Crotty stated he would ensure the bills are done correctly. Fay Hugh stated she would be responsible for Mike Crotty's bills.

VOTE: 5-0

4) Planning Commission Bylaws.

Mike Crotty stated there are two issues in the Resolution that he'd like to point out to the Board to consider before approval. The issues are as follows:

- Criteria of Planning Commission on page 2 – requirement to complete the Master Planner course and the Township will reimburse the expenses. Mike Crotty voiced a concern that this requirement could potentially chase away volunteers. Mr. Crotty stated the Board may want to make that more discretionary.
- Article V, Section 1 – Attendance – Steve Herzog asked Dennis Crook what is the definition of “reasonable cause”. Dennis Crook discussed the need for members to attend meetings to meet quorum. He said one member didn't attend eight meetings. Ed Porter commented that there has been a lot of turnover on the Planning Commission and asked if reasons for resigning have been given. Dennis Crook stated there are different reasons for different members. Ed Porter discussed volunteers being difficult to find and voiced a concern over being too stringent with requirements. There was a discussion about being too restrictive regarding the Master Planner Course and attendance requirements. Dennis Crook discussed residents not being aware of how the Township business works. Wilson Lambert spoke in favor of the resolution and against micromanaging the Planning Commission. There was a lengthy discussion about whether or not to remove the phrase “the chairman on his/her own authority” under Article V – Attendance Policy.

MOTION #1: Steve Herzog made a motion to adopt Resolution No. 2017-05, establishing the bylaws of the Township Planning Commission. Wilson Lambert seconded.

QUESTIONS AND COMMENTS:

- a) Joe Montoro stated democracy is better than monarchy. He stated he agrees with Ed Porter that the wording “on his/her authority” should be removed under Article V – Attendance Policy.
- b) Thomas Nash stated he also agrees with Ed Porter.

VOTE: 1-4 (Wilson Lambert voted yea. Steve Herzog, Ed Porter, Carol Kulp and Randy Doan voted nae.)

MOTION #2: Steve Herzog made a motion to adopt Resolution No. 2017-05, establishing the bylaws of the Township Planning Commission with changing the education of the County's Master Planner Program to be preferred instead of required and to change the wordage of the attendance of members in the attendance policy to be by the majority of the members present. Ed Porter seconded.

VOTE: 5-0

5) Bamboo Ordinance.

Mike Crotty stated this ordinance has been advertised, discussed during at least two meetings, and has been before the Planning Commission. The ordinance is ready for Board consideration for approval.

MOTION: Steve Herzog made a motion to adopt Ordinance No. 2017-01, establishing regulations of bamboo, in the form as advertised. Ed Porter seconded.

QUESTIONS AND COMMENTS:

- a) Ed Porter asked if this ordinance has the amendments and only addresses bamboo growing along roads. Mike Crotty stated yes.

VOTE: 5-0

6) Mortonville Road Ordinance.

Mike Crotty reported he got clarification on the definition of a passenger car. He said a passenger car is a defined term under the PA Motor Vehicle Code. Mike Crotty stated the idea isn't to exclude pickup trucks or motorcycles. He said we can add in a reference to motorcycles to the ordinance. No unnecessary advertising costs were incurred. Mike Crotty stated if the Board wishes to authorize the advertisement of the revised ordinance, it will still be ready to for consideration for approval at the next Board of Supervisors meeting.

MOTION: Steve Herzog made a motion to authorize for advertisement the revised Mortonville Road Ordinance in the form as presented. Ed Porter seconded.

QUESTIONS AND COMMENTS:

- a) Thomas Nash asked if pick-up trucks are allowed. He also asked how the signs were going to be addressed. Steve Herzog stated a pick-up truck will be considered a motor vehicle.
- b) Connie McLaughlin asked if school buses will be allowed to go through this section of Mortonville Road. Mike Crotty read the definition of a passenger car. He stated the school district will not allow school buses.
- c) Erwin Zeller asked if a weight limit should be put in the ordinance. Mike Crotty stated the Traffic Engineer recommended against including a weight limit.
- d) Ed Porter asked Chief Porter how he would be able to enforce the rules. Chief Porter said the police can enforce the rules based on the definition of a passenger vehicle.

VOTE: 5-0

G. PLANNING COMMISSION

1) East Fallowfield Community Conversation – Park & Recreation: Park & Recreation; Historic; and Health & Safety (i.e. Structural Damage / Abandoned Buildings; Stacks of Old Tires and Trash / Debris etc.)

Dennis Crook asked Mike Crotty if he found any sample ordinances that address abandoned properties. Mike Crotty stated this falls under a property maintenance code. Mike Crotty said you can adopt the International Property Maintenance Code, which is very broad and difficult to enforce, or you can adopt a formal property maintenance code. Ed Porter discussed the disadvantage of a property maintenance code. He also commented on U&O requirements. There was a discussion on the cons of property maintenance code. Ed Porter discussed the cons of boarding up abandoned homes. The Board discussed the status of the property with the tires stacked up and what action to take. Dennis Crook discussed the pros of a property maintenance code. The Board discussed the option of compiling data on abandoned houses. Regulations/laws and what can be enforced regarding abandoned houses, cars and tires on properties was discussed.

2) Community Conversation.

Dennis Crook discussed holding a Community Conversation with residents. Mr. Crook said there will be a cost but this cost was considered in the Planning Commission budget. Ed Porter discussed how changing the wording of resident questions can alter how people respond. The advantages and disadvantages of holding a Community Conversation was discussed by the Board and Dennis Crook.

At 9:29 pm, the Board of Supervisors dismissed Mike Crotty from the meeting.

3) Appointment of Mike Domboski to the 2016-2019 Planning Commission term.

MOTION: Steve Herzog made a motion to appoint Mike Domboski to the 2016-2019 Planning Commission term. Ed Porter seconded.

QUESTIONS AND COMMENTS:

- a) Ed Porter asked who Mike Domboski is replacing. Dennis Crook stated he is replacing Jim Weeks. Ed Porter asked if there has been any response from Jim Weeks. Dennis Crook stated there has been no response.

VOTE: 5-0

4) East Fallowfield Master Planner Course on Zoning.

Dennis Crook discussed the Master Planner Zoning Course for the Township. He proposed scheduling the Zoning Course series on Thursdays. Steve Herzog requested that Dennis Crook assess interest from the Township employees and volunteers.

5) East Fallowfield Planning Commission – “Procedural Protocol Manual” Draft.

Dennis Crook discussed the Planning Commission process on putting this document together. Mr. Crook stated John Schwab got several samples of other municipality’s procedures and the Planning Commission merged them together to create a document for East Fallowfield Township. The Board discussed whether their approval is needed on the Procedures Manual. The Board will review the document and this will be discussed again at the next Board meeting.

H. POLICE DEPARTMENT

- 1) February Police Report submitted for Board and resident review.
- 2) Chief Porter requested putting a police vehicle on Municipal Bid to sell. The Board approved.

I. PUBLIC WORKS DEPARTMENT

- 1) February Road Department Report submitted for Board and resident review.
- 2) Mortonville Road.

Pani Martin reported for Tag Gathercole that the guard rails are scheduled to be put in on March 30, 2017. This is provided the blacktopping can be done which is weather permitting. The signs have been delivered and are scheduled to be put in next Thursday.

J. PARK & RECREATION COMMITTEE

- 1) No Report. The Park & Recreation Committee has five vacancies.

K. HISTORICAL COMMISSION

- 1) February 1, 2017 Historical Commission meeting minutes submitted for Board and resident review.
- 2) 2960 Strasburg Road Letter to Richard C. Gorgo submitted for Board review.
- 3) 2960 Strasburg Road Letter to Rob McLarnon submitted for Board review.
- 4) 2960 Strasburg Road Letter to Board of Supervisors – Demolition by Neglect submitted for Board review.
- 5) Historical Commission Update.

Connie McLaughlin presented an update on the Historical Commission. She reported the Historical Commission went out to the historical school house in the Township. She discussed the letters that the Historical Commission issued. She stated the school house is definitely at risk. Ms. McLaughlin stated the Township needs to take action or we will lose that historic resource.

6) Appointment of Chad Peterson to the Historical Commission 2017-2021 term.

MOTION: Steve Herzog made a motion to appoint Chad Peterson to the Historical Commission 2017-2021 term. Ed Porter seconded.

VOTE: 5-0

L. NEW BUSINESS

1) WCC CoG – Western Chester County Council of Government – Select Primary & Secondary Delegates.

MOTION: Steve Herzog made a motion to appoint Steve Herzog as the Primary Delegate and Randy Doan as the Secondary Delegate of the WCC CoG. Ed Porter seconded.

VOTE: 5-0

M. PUBLIC PARTICIPATION

- 1) Siti Crook discussed a letter that Sharon Scott posted on residents' doors throughout the Township. Ms. Crook stated Sharon Scott accused her of costing the Township \$50,000 in legal bills because of the Bawa M. Fellowship project. Ms. Crook stated she is a private citizen and she stated she needs the Board to refute this allegation or come up with facts to substantiate these allegations. She said she needs the Board to take action because these allegations are false. She stated the Board has responsibility to take action and clear her name. She requested this be refuted publicly. Ms. Crook also reported that she has lawyered up. Steve Herzog stated they will speak to Mike Crotty regarding this matter. Ms. Crook stated Sharon Scott is running for Board of Supervisor. Ed Porter commented that Siti Crook is a member of the Democratic Party which is an elected position.
- 2) Connie McLaughlin asked if three Board members will be resigning at the end of the year because there will be three Board of Supervisor open positions. Randy Doan and Wilson Lambert stated they are running. Ed Porter stated he is not running for another term. Pani Martin stated who is running: Randy Doan (2-year term), Sharon Scott (2-year and 6-year terms), Josh Herman (2-year and 6-year terms) and Wilson Lambert (6-year term). Additional people can run by being a write-in (an Independent party member).

3. ADJOURNMENT

MOTION: Steve Herzog made a motion to adjourn the Board of Supervisors meeting at 9:52 pm. Ed Porter seconded. VOTE: 5-0

Respectfully Submitted,

Lisa Valaitis,
Township Secretary