

**EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION
Approved May 5th, 2008**

PC MEETING CALLED TO ORDER AT 7:30 PM BY CHAIRMAN DEBORAH RUSH.

In Attendance: Deborah Rush, Chairman, Bernie Beegle; Vice Chairman, Members, Ryan Ray, Paul Daniels and Jim Durborow, Jim Weeks, John Schwab, Arlene Miles-Eubanks; Secretary

Approval of Minutes: Deborah Rush motions to approve the April 7, 2008 minutes.
Vote: Jim Weeks and Paul Daniels Abstains. All others in favor, motion passes.

John Pia 104/106 Perry Ct. Sketch Plan, Project No. 07B054A, Dated 3/6/08:
Jeff Hayes, representing Berger & Hayes, Mr. Pia would like to combine 104/106 Perry Ct. to develop a SFH after subtracting steep slopes and flood issues the buildable land would be .267 net acres in the R2 district.

As per, Chris Della Penna's May 2nd, 2008 review letter a number of variances will be required prior to review of the plan. The plan should list any variances or waivers being requested by the applicant.

Ms. Rush suggests that there should be a note on the plan to show an off street parking place and note to say no parking on the street.

Bernie Beegle suggests that they should follow previous requirements as much as possible.

Mr. Hayes states that they will claim part of their hardship is that the lots were approved back in 1977.

Ms. Rush makes a motion to go through to the Zoning Board with variances. Section 603.1.A, 1.1 Section 603.5.A, 1.2 and Section 603.5.B, 1.3 only. John Schwab 2nd, Vote: Unanimous

Riley Riper Hollin & Colagreco Theresa, Minor Subdivision for the Training Facility: Theresa Lemley seeking a recommendation to go through to the Board of Supervisors for approval of their Minor Subdivision. They are subdividing their parcel from Peco property to create their own parcel. This is necessary to receive a substantial grant from the EPA in the amount of \$200,000. The grant is contingent on they must own the property by June 30th, 2008 to receive this grant.

Ms. Rush mentions section 605.A - 2.11 of Chris Della Penna's May 2nd, 2008 letter.

Vince Pompo agrees this is a Minor Subdivision.

Ms. Rush makes a motion to recommend to the Board of Supervisors, they grant the minor subdivision and that they receive 3 waivers requested in sections 2.6 – Section 502.A.2, 2.8 – Section 504 & 2.9 – Section 505 of Chris Della Penna’s letter of May 2nd, 2008. Further, they must clean up the other items in the May 2nd letter before they finish the Subdivision. Jim Weeks 2nd, Bernie Beegle abstains. Vote: passes

Mrs. Menefee Boundary Line Change of 27 & 29 Hunter Rd.: (Sketch Plan)

Mr. & Mrs. Menefee and neighbor Mrs. Brown would like to change boundary lines on conjoining lots consisting of 1.7 acres each of non-conforming lots because lots were in existence before 1995 when zoning changed. Mrs. Menefee states that they would like to annex the triangular part of map and move the boundary line of approximately ¼ of an acre to make more of a buffer between their cul-de-sac and front door and would like to know if this is at all possible and would like direction from the Planning Commission.

Chris Della Penna states that there will be a need for a variance for 29 Hunter Road because this lot line change will make the lot more non-conforming.

Chris Makely recommends that Mrs. Menefee speaks with Rob Mclarnon our zoning officer regarding the variance.

Ms. Rush suggests that Mrs. Menefee speaks with Rob Mclarnon regarding any zoning issues.

The Planning Commission makes a recommendation to the BOS that they approve this land lot line change as there will be no building involved. Jim Weeks 2nd, Vote: passes unanimously.

Leona Creekmur 520 Buck Run Rd: (Subdivision Application)

Jeff Hayes of Berger & Hayes representing Leona Creekmur, Mrs. Creekmur is requesting to subdivide (property owned by her aunt Mrs. Pennington 520 Buck Run Rd.) approximately 8 acres to have two buildable lots. Mr. Hayes is looking for direction from The Planning Commission regarding the Subdivision of 520 Buck Run Rd (old school house) owned by Mrs. Pennington (Mrs. Creekmur’s aunt).

Ms. Rush told the applicant to contact The Historical Commission regarding the existing house on lot 1.

Applicant will revise plans.

Procedures of Sketch Plans:

Ms. Rush makes a motion to the BOS to have a procedure for sketch plans, if someone in East Fallowfield would like to present a sketch plan to the township they should come directly to the Planning Commission with a sketch plan to hear our comments and proceed from there. Vote: Motion passes unanimously.

Dennis O’Neill Zoning Hearing Board:

Dennis O'Neill of the Zoning Hearing Board would like the township solicitor to draft changes to the zoning ordinance that would require a zoning applicant to appear before the Planning Commission and BOS prior to coming to Zoning Hearing Board.

No recommendation required just ideas for the Planning Commission Board to consider when making recommendations for the Zoning Board. The Planning Commission was interested in Mr. O'Neill's comments and is looking forward to greater communication between The Planning Commission, BOS and The Zoning Hearing Board.

Angela James Daycare (Johnston Property):

Applicant is looking for feedback regarding their conditional use application for the day care center.

Ms. Rush believes the width of the driveway may need to be approved by Jim Reagan (fire marshal) in case of an emergency.

Chris Della Penna suggests the applicant talk to Rob McLarnon again before her conditional use hearing.

Ms. Rush and Chris Makely states that for their conditional use meeting they need to bring as much information as possible to build up their resume including references and letters from customers, neighbors, etc.

No recommendation required.

March minutes:

Ms. Rush asks for any questions or comments on the March 3, 2008 minutes. None. Ms. Rush makes a motion to accept the March 3rd, 2008 minutes. Jim Durborow, 2nd, John Schwab abstains, he was not present. All others in attendance vote yes. Vote passes.

Mrs. Rush motions to close meeting at 9:40 pm. Vote: Unanimous.

Submitted by,

Arlene Miles-Eubanks
PC Secretary