

**East Fallowfield Township
Planning Commission Official Map Meeting
Approved February 19, 2018 minutes
6:32 pm**

Attendees:

Dennis Crook, Chairman
John Schwab, Vice Chairman
John Nielsen
Sue Monaghan
Michael Domboski
Wilson Lambert
Katja DiRado
Joe McCormick
Lisa Valaitis
Jeannie Berlin
Mark Gallant, Chester County Planning Commission, Senior Planner, Grant Monitor
Ray Ott, Ray Ott & Associates

Not Present:

Joe Perzan
Stephanie Saxton
Tag Gathercole

Dennis Crook called the meeting to order at 6:32 pm.

Mr. Crook stated that John Nielsen has been the key person on the official map project. He also introduced Ray Ott as the consultant working on the project. John Nielsen briefly discussed the task force. Ray Ott reviewed the task force members listed at the top of the agenda to ensure everyone was properly represented.

Initial Briefing by Mark Gallant, Project Monitor, Chester County Planning Commission.

Mark Gallant, a Senior Planner from the Chester County Planning Commission, discussed an overview of the County's role in this project. He stated this project is being partially funded with a Vision Partnership Program Grant. The Vision Partnership Program requires consistency with the County's Comprehensive Plan which is currently Landscapes 2.

Mr. Gallant went through the Vision Partnership Program Grant history and cash grant process overview/checklist:

1. Initial Briefing Meeting - The contract kicks off with an initial briefing meeting which is the first meeting for the project. The purpose of the initial briefing is to discuss the roles of the three parties involved: the County, the consultant and the task force.
2. Task Force Chair - Mr. Gallant confirmed that John Nielsen is the Task Force Chair as required by the checklist.
3. Grant Monitor - Mr. Gallant stated he is the Grant Monitor and requested he be considered a resource on the project. His official role as Grant Monitor is to make sure the work and materials are consistent with the County Comprehensive Plan, Landscapes 2.
4. Review of Material – A review of materials is done at the meetings. All materials sent to the task force should be sent to him as well. He will try to attend every meeting. He requested that he be notified of any meeting date changes.

5. Invoices - According to the contract, invoices must be sent to him, Susan Elks, the Grant Administrator, and the municipality.
6. Interim Briefing Meetings – An interim meeting is only held when a project really goes off track.
7. The Vision Partnership Program Grant Review/Act 247 Review – The County requires any document such as a map, comprehensive plan or ordinance be reviewed at the County level under Act 247.
8. Adoption – Project adoption is required to finalize the product and receive reimbursement.
9. Reimbursement – The municipality is required to submit a reimbursement request within 90 days of adoption.
10. Contract Extensions – Contract extensions are available.

John Nielsen asked Mr. Gallant if they could designate easements and open space on the official map to proactively address future pipeline needs. Mr. Gallant said this would be a question for the Township Solicitor. John Nielsen said the idea was to proactively designate an area for pipelines in case there becomes a need. Ray Ott stated sewer or water lines the Township is planning to install may be included on an official map. Ray Ott discussed the ultimate right of way clause in the subdivision and land development ordinance.

Review Project Scope of Work.

Ray Ott discussed what an official map is and the history of it. Roads are the traditional basis for an official map. Recently official maps have gotten more creative and included future acquisition of open space or nature preserve. If at some time in the future, that designated land goes up for sale, the Township would have the right of first refusal to acquire that property. Existing and proposed trails may also be designated on an official map. An official map is approved through township ordinance.

John Nielsen spoke about his recent communications with Modena Borough. Modena has future plans for the Brandywine Creek which also flows through East Fallowfield Township. Mr. Nielsen asked if the Mayor of Modena could be invited to a future meeting. Mr. Gallant said they encourage municipalities working together.

Official Map.

Ray Ott presented the components of an official map, which are in the Comprehensive Plan:

1. Existing and proposed Township public lands.
2. Lands on which passive public use is desired to be established without being owned by the Township - These were identified during the comprehensive plan process.
3. Township road rights-of-ways - This is a map with existing roads and the Township right-of- ways.
4. Existing and proposed trail corridors - In the Comprehensive Plan there is one proposed trail that links the Township Park and across the street from South Brandywine Middle School and Doe Run Road.
5. Existing and proposed public facilities. - If the Township wants another sewer pump station or Township building, it can designate where that will be in the future.

Discussion:

- ACT 537 - Dennis Crook stated the Township has proceeded a lot further on the Act 537. There was a Township discussion about putting a public sewer line into an area in the Township that seems to have a need. The residents in those areas came to the public meeting and said they did not want public sewer. This was in the Ercildoun area of the Township. Dennis Crook said the Township Board of Supervisors are now considering a septic management program as an alternative to public sewer. Ray Ott presented a background on the on-lot septic discussions that occurred during the Comprehensive Plan process. During that process, the Chester County Health Department had been doing a study on well water quality in the Township. The study results showed a number of issues such as nitrates in well water. Small lots were of particular problem. In the

Comprehensive Plan, they identified the parcels less than an acre with potential septic problems. Ray Ott stated he will look into the Township's Act 537 Plan. If there is a designated future sewer route, this can be included on the official map. Dennis Crook stated they only included the parcels south of Strasburg Road in the Comprehensive Plan. Ray Ott stated most of the small properties north of Strasburg Road are in subdivisions and already have public sewer.

- Historic Properties - Kat DiRado asked if historic properties would be included on the map. Ray Ott stated he has not seen that done unless the Township wanted to acquire a property. There was a brief discussion about historic properties. Joe McCormick stated there is a complete list of historical properties on the Township website.
- Municipal Boundary Lines - Connie McLaughlin, resident and member of the Historical Commission, asked if Google would be updated upon completion of the official map. She said Google gives theoretical borders and shows the Speakman Bridge is not in East Fallowfield Township. However, the Township paid for the repair of that bridge. Ray Ott stated Google does not accurately reflect municipal borders. Both Ray Ott and Mark Gallant stated the official map is not the map that establishes municipal boundaries.
- Trail Systems - Ray Ott discussed trail systems. He said a trail would be mapped, and right-of-ways would be reflected on the map. If the right-of-way is not large enough to accommodate a trail with a buffer, then it would be reflected on the map that the Township would need to acquire that right-of-way. He stated Brook Crossing and Branford Village have existing trails that could be linked to a larger trail system. The north east section of the Township has isolated trails.
- Township-Owned Land – Current and Future – Ray Ott stated two properties identified as proposed lands on the Future Land Use Map in the Comprehensive Plan are the Beagle Club and Luria Brothers. The township-owned land off of West Chester Road which is part of Brinton Station was also discussed. Dennis Crook stated it is deeded to the Township but labeled open space. Dennis Crook said what can be done with that land depends on the deed restrictions. John Schwab stated that land would make a good amphitheater. Ray Ott discussed the Luria Brothers property which runs along Mortonville Road and the Brandywine Creek. This was identified as a greenway corridor in the Comprehensive Plan. Ray Ott discussed options on how it could be put on the official map. Kat DiRado suggested designating 1725 Goosetown Road, a 30-40 acre property, as a future Township owned land. Ray Ott asked what the Township would use it for. Kat DiRado discussed the property and stated the purpose of the Township acquiring it would be for historic preservation. Ms. DiRado also stated that part of the Township is very developed and acquiring the property would preserve open space in the Township. The task force members had a discussion about this property. Ray Ott stated he would put it on the official map. However, the Township has to indicate the purpose for future acquisition of this parcel. People's Hall was also discussed as a potential future parcel to acquire.
- Existing and Future Trail Systems - Ray Ott discussed existing and future trail systems in the Township which can be included on the official map. He said a trail could be mapped, and right-of-ways could be reflected on the map. If the right-of-way is not large enough to accommodate a trail with a buffer, then it would be reflected on the map that the Township would need to acquire additional right-of-way. Brook Crossing and Branford Village have existing trails that could be linked to a larger trail system. Ray Ott pointed out there are trails in the north eastern section of the Township that are isolated within developments. John Nielsen discussed the current subdivision land and development application that changed the Harkins Farm Development from 72 units to 2 lots. There was a connection trail on the Comprehensive Plan that would link other trails. This connection was lost with the new subdivision application.

Draft of Official Map for Next Meeting.

Ray Ott stated he will bring a draft of the official map to the next meeting which will include the following: sewage plan, public lands (existing and future), the property suggested by Kat DiRado located at 1725 Goosetown Road, proposed trail corridor along Strasburg Road and Route 82 and existing trails. Sue Monaghan asked if People's Hall should be included as a proposed future land for the Township to acquire. Joe McCormick discussed the history of People's Hall. John Nielsen asked about proposed bike lanes being added to existing roads. Ray Ott stated the Comprehensive Plan included the County bike system which was a bike trail system that was being promoted by the County at the time. Wilson Lambert asked if an open space easement needs to have public access. Ray Ott said it depends on the purpose of acquiring the open space. The conservation easement areas in East Fallowfield were discussed. Mr. Lambert brought up the idea of putting trails through that area and he discussed a stewardship program. John Nielsen asked about identifying brownfields in the Township. Ray Ott asked what the purpose would be. John Nielsen said that the purpose would be for redevelopment. Mark Gallant said he would look into what information the County has on brownfields. Ray Ott and Mark Gallant stated they have never seen brownfields identified on an official map.

Mark Gallant announced the County is currently working on the next County Comprehensive Plan called Landscape3. There are the following public meetings:

- Northern Region - Henrietta Hankin Library on March 6, 2018.
- Southern Region - New Garden Township Building on April 10, 2018.
- Eastern Region - Off Route 202 corridor at Penn State Great Valley on May 1, 2018.
- Western Region at the Public Safety Training Campus on May 16, 2018.
- All meetings are 5:30-7:30 pm and cover the same content.

Next Meeting: March 19, 2018 at 6:30 pm.

Adjournment.

The Planning Commission meeting adjourned at 7:53 pm.

Respectfully submitted,



Lisa Valaitis
Township Secretary