

**East Fallowfield Township  
Planning Commission Official Map Meeting  
Approved March 19, 2018 minutes  
6:38 p.m.**

**Attendees:**

Dennis Crook, Chairman  
John Schwab, Vice Chairman  
John Nielsen  
Sue Monaghan  
Michael Domboski  
Kat DiRado  
Joe McCormick  
Lisa Valaitis  
Tag Gathercole  
Mark Gallant, CCPC  
Sheila Fleming, Brandywine Conservancy  
Ray Ott, Ray Ott & Associates

**Not Present:**

Joe Perzan  
Stephanie Saxton  
Jeanne Berlin  
Wilson Lambert

John Nielsen called the meeting to order at 6:38 pm.

John Nielsen introduced Sheila Fleming, Manager for Municipal Assistance with the Brandywine Conservancy. Mr. Nielsen stated he asked invited Ms. Fleming to attend the meeting to help with the official map project by providing input on the Brandywine Greenway. John Nielsen turned the meeting over to Ray Ott.

**Review Draft Official Map - Items on the Map.**

Ray Ott opened the meeting by summarizing last month's meeting. He stated that at the last meeting, they went around the room and everyone stated what they'd like to include on the official map. Ray Ott stated the official map is what the Township's vision is for public acquisition of rights of way, trails and public lands. Ray Ott reported that since the last official map meeting, Mark Gallant, from Chester County, provided him with a list of local municipalities that have official maps. Ray Ott presented a large copy of the most recent draft of the official map.

1. **Greenway Corridor – Mortonville Road/West Branch Brandywine Creek** – Ray Ott stated that in the 2015 East Fallowfield Township Comprehensive Plan, the Greenway Corridor around Mortonville Road had been discussed. Ray Ott read from the Comprehensive Plan which states, "The Township should develop a plan for the preservation and enhancement of the road/stream valley corridor for use as a scenic and recreation resource. This plan should include providing access to the Brandywine, use of the road and stream valley as a trail corridor and establishing the ability to use the Luria Brothers property for passive public recreational uses. While the Township does not desire ownership of the property, it is a goal to facilitate public access to the Brandywine Creek." By including this in the Comprehensive Plan, the Township has indicated intent.
2. **Trail Network Connector** – Ray Ott discussed the Trail Network Connector, which is reflected on Map 4 – Transportation Recommendations in the 2015 Comprehensive Plan. Mr. Ott read the section entitled "Trails" on page 2-16 in the Comprehensive Plan, "Map 4 includes existing trails in the Township, along

with the following recommendations for multi-use bicycle and pedestrian trail linkages: 1) From the Middle School to the Elementary School along Strasburg Road. 2) A link to the Middle School and Township Park. 3) A link to Coatesville and the train station. 4) Linkage among the newer neighborhoods in the northeast quadrant of the Township.”

3. **Train Network in Planning** - Ray Ott stated he obtained a trail inventory from the Chester County Planning Commission’s website. Those trails are on the draft official map identified with a red dashed line. Most of the trails on the County Trail Inventory were obtained from old comprehensive plans, land development plans, and park & recreation plans. Mark Gallant affirmed this is correct. This was not in the 2015 East Fallowfield Township Comprehensive Plan.
4. **Existing Trail Network** – Ray Ott obtained the existing trail networks from the County inventory. These existing trails are reflected on the official map draft.
5. **Bike Lanes** – Ray Ott stated he put a “bike” symbol on the official map draft to indicate a bike trail. However, there are no bike trails on the map at this time.
6. **Public Lands (P=Proposed)** – Ray Ott stated the public lands on the official map are the same public lands identified in the 2015 Comprehensive Plan. The public lands are identified with light blue. The public lands with a “P” are proposed public lands. Any land highlighted in light blue without a “P” are public lands already owned by the Township. The Luria Brothers property and Beagle Club properties are the two proposed public lands identified. The Comprehensive Plan envisioned the properties would serve as open space or passive recreation.
7. **Private Open Space (HOA)** – The other open space is private open space which is identified by green on the map. These are Homeowner’s Association lands.
8. **Sewer Lines** – Ray Ott stated he included a symbol for sewer lines but they still need to be determined. The information could be obtained by the Township Engineer.
9. **Sample Official Maps from Other Townships** – Ray Ott presented and discussed sample official maps from other townships: Charlestown Township, South Coatesville Borough, and West Whiteland Township.
10. **County Inventory Map** – Ray Ott also presented a County Inventory Map. This map has all the existing and proposed trails identified by name on the map. Ray Ott presented some of the trail names: Scott Farm Estates Trail, Brook Crossing Trails, trails within the East Fallowfield Township Community Park, Branford Village Trails Network, and the East Fallowfield Township Trail Network.
11. **Discussion on Trails** – There was a discussion about the existing and proposed trails on the map. Dennis Crook stated the Scott Farm Estates Trail does not exist because that subdivision was not built. Ray Ott stated he will remove the Scott Farm Estates Trail. Ray Ott asked what the “Design Systems Associates Trail” is which is off South Bailey Road. A discussion took place on this trail but no one recognized it. Ray Ott said he will put a question mark on that one. John Schwab stated there is a three lot subdivision with a deed restriction along the steam corridor. One end is South Bailey Road and the other end is at Oaklyn. Across the street is a potential trail head for the Fieldstone Development. The goal was to connect a trail from Oaklyn Road to South Bailey Road. There was a discussion regarding the Fieldstone Development. John Schwab stated the trail was in Fieldstone’s approved plan, however, the development was not completed. There was a discussion about connecting East Fallowfield’s trails to the Chestnut Ridge trails in West Bradford Township along Lone Eagle Road. John Schwab asked if it was possible for East Fallowfield Township and West Bradford Township to partner. Sheila Fleming stated that a partnership between municipalities is possible and in fact, it is an important part of the Brandywine Creek Greenway Corridor

planning. Ms. Fleming stated they had a loop called the Misty Patch Loop. The goal of the Misty Patch Loop Trail was to link fragmented trails in the developments in the northeast part of the Township. Ray Ott stated he would consult with Sheila Fleming to connect East Fallowfield Township's trails to West Bradford Township's trails. There was a discussion about using Martingale Circle to connect a trail to the West Bradford Township trails. There was a discussion about the Ridgecrest Development and Harkins Farm Development plans that originally had trails that would link together. The Harkins Farm was approved as a 2-lot subdivision and the trail on that property was removed from the plans. Mr. Crook asked if the trail going down the West Brandywine would be on the south side. He said there is no extra room along the creek on the Mortonville Road side of the creek. Tag Gathercole discussed past State interest in putting in a bike trail along the creek and Mortonville Road. The current condition of the road was discussed. Tag Gathercole said it is reopened and a 300-foot section is limited to one lane. Ray Ott stated he will meet with Sheila Fleming to discuss the trails further.

### **Brandywine Creek Greenway Corridor.**

Ms. Fleming stated the Brandywine Creek Greenway Corridor is a regional planning initiative of the Brandywine Conservancy. It involves 25 municipalities up and down the east-west branches of the Brandywine from Honey Brook Township to Chadds Ford Township. The Conservancy created a Concept Plan and Strategic Action Plan for the entire corridor. The plan was funded partially by Chester County and the State Department of Conservation and Natural Resources. East Fallowfield Township is an important part of this regional greenway. Ms. Fleming presented a map of East Fallowfield Township with existing trails and planned trails. She explained the very involved process of engaging East Fallowfield Township residents to create ten trails.

**Mill Trail Project** – Ms. Fleming stated the Mill Trail Project is located just outside of East Fallowfield Township in both Modena Borough and the Borough of South Coatesville. Ms. Fleming stated there is a draft report online that discusses the concept of a combination of pedestrian and bicycle loops. The Mill Trail starts at the Iron and Steel Heritage Museum, runs down First Avenue, turns onto Modena Road, runs on Mortonville Road into Modena Borough and back to South First Avenue. The feasibility study is just being completed now. John Nielsen asked if the goal of the Mill Trail Project is to link to the Chester Valley Trail. Ms. Fleming stated that this trail will eventually link to the Chester Valley Trail System. Mr. Nielsen asked if it makes the most sense for East Fallowfield Township to push the Township trails in that direction. Ms. Fleming discussed running the trail link through the Mortonville Road area and the Luria Brothers property. The gateway is on the Luria Brothers property. She said they may be able to add a parking lot and creek access on the Luria Brothers property.

East Fallowfield has its own project portfolio for the Brandywine Creek Greenway project. There are ten different projects that the Township could take a lead on to implement.

Sheila Fleming discussed the following projects specific to the Brandywine Creek Greenway corridor as follows:

1. **Dennis Run Green Corridor** – Ms. Fleming stated the vision was to improve the resources along the Dennis Run Corridor for water quality and riparian buffers. The area runs from Route 82 (Doe Run Road) along Dennis Run down to the Brandywine. There is no vision for trails. Ray Ott asked what the intention would be for including the Brandywine Greenway Corridor on the official map. Ms. Fleming stated one reason to include it on the map would be for the Township to show intent to reserve land for a conservation easement. Mr. Nielsen asked Sheila Fleming what the advantage of a conservation easement is to a property owner. Sheila Fleming stated that a conservation easement is voluntary. The landowner gets cash for volunteering to convert their property to a conservation easement. When the property is sold, the easement stays with the property and there are no development

rights to the property. Ms. Fleming stated that Green Corridors are just for conservation and there is no recreation component.

2. **Buck Run Trail** – This is a big trail that follows the entire length of the Buck Run all the way to the southern edge of East Fallowfield Township.
3. **Misty Patch Loop** – The purpose of this trail is to link fragmented trails in the developments in the northeast part of the Township. It shows a connection to West Bradford.
4. **Mortonville Creek** – The Creek could potentially offer access enhancements such as a parking area and creek access.
5. **Sucker Run Green Corridor** – This area is a ridgeline along the Township line bordering Valley Township on the northwestern part of the Township.
6. **West Branch Brandywine Trail** – This project is a greenway corridor.

**Properties on Goosetown Road** – Supervisor Katja DiRado spoke about properties off Goosetown Road as possible properties to consider for right of first refusal. Supervisor DiRado stated these properties border the Providence Hill Development. Ray Ott explained how the right of first refusal works. Supervisor DiRado stated the Goosetown Road properties would be able to connect to the Misty Loop Trail.

**PECO Property/Power Line Trail** – Dennis Crook discussed the possibility of running a trail network under the power lines on the PECO property in the northwestern portion of the Township. Mr. Crook said the access is easy to connect to Strasburg Road by bringing a trail from the PECO property down Route 82. Sheila Fleming stated PECO is easy to work with if they own the property their power lines are on. Sheila Fleming stated a trail along the PECO lines could connect some high density neighborhoods to the trail – Brook Crossing, Branford Village, the East Fallowfield Township Community Park and the South Brandywine Middle School. John Schwab asked if the Power Line Trail went all the way down to the Buck Run. Ray Ott stated it does. Ray Ott said he will bring a map of the power lines to the next meeting.

**Discussion on the Official Map Components** – Ray Ott went over each trail and requested feedback from the Task Force about whether each trail should be included in the next draft of the official Map.

1. **Greenway Corridor** – the consensus was to include them on the official map. Ray Ott will – trail and public access to the Brandywine Creek
2. **Strasburg Road Trail Connector** – Ray Ott stated this trail system was included in the Comprehensive Plan. Dennis Crook said we need to find out the future of the East Fallowfield Elementary School to make a decision on this trail because it affects where they might put a trail system. Mr. Crook stated Strasburg Road is scenic but not safe for bicycling. There was a discussion regarding the feasibility of putting a trail along Strasburg Road. The consensus was that it is not feasible to add a trail to Strasburg Road. They also decided that the Township Building and East Fallowfield Elementary School would not be a popular destination for a trail system. Sue Monaghan suggested an alternative trail route along Buck Run Road so a bicycle trail would pass the entrance of the East Fallowfield Township Community Park. Ray Ott stated he will remove the Strasburg Road Trail System from the next official map draft.
3. **PECO Power Line Trail** – Ray Ott said that Mr. Ott stated that PECO won't be selling property so a right of first refusal option would not be relevant. Ray Ott will put the PECO Power Line Trail on the next official map draft and they can discuss it further at the next meeting. Mr. Ott will show all the utility rights of way on the next map draft.

4. **Public Lands** – Ray Ott discussed the public lands and future public lands. Mr. Ott stated he will relabel the public lands to differentiate the Township public lands from the school district public lands. School district owned public lands will be relabeled with an “S” for school district. The Township owned property on Goosetown Road was briefly discussed. Mr. Gathercole stated the Brandywine Conservancy holds an easement on this 32-acre property. Mr. Ott stated he will leave the Beagle Club property and Luria Brothers property identified as future public Township owned lands.
5. **Misty Patch Loop Trail and Mill Trail Loop** – Ray Ott stated he will add the Misty Patch Loop and Mill Trail Loop to the next official map draft.
6. **Bike Trail** – Ray Ott recommended not identifying a bike trail on the official map at this time. No feasibility studies have been done on bike trails and we don’t have enough information to designate areas for bike lanes.
7. **Sewer Lines** – Ray Ott said he needs to consult with the Township Engineer to identify sewer line locations. Ray Ott asked whether proposed sewer lines and pump stations are identified in the Township’s Act 537 Plan. Dennis Crook stated yes. There was a brief discussion regarding the status of the Township’s Act 537 Plan.
8. **Eurcildon** – There was a discussion about Eurcildon being a desirable walking destination and linking the South Brandywine Middle School to Eurcildon. People’s Hall was also briefly discussed.

**Next Official Map Meeting:** The next meeting will be on April 16, 2018. Ray Ott would like to wrap this project up at the next meeting and set a goal of presenting a final draft of the official map at the April 16, 2018 Planning Commission meeting.

**Adjournment.**

The Planning Commission Official Map meeting was adjourned at 8:10 pm.

Respectfully submitted,



Lisa Valaitis  
Township Secretary