

East Fallowfield Township

Planning Commission

Meeting Minutes

August 3, 2020

The August 3, 2020 meeting of the East Fallowfield Township Planning Commission (PC) was held via virtual Bluejeans.

Commission Members Present:

Mike Domboski, Chairman

Dennis Crook, Member

Al Wright, Member

Joe Perzan, Member

Jennifer Wright, Member

Commission Members Absent:

Susan Monaghan, Vice Chairman

Edmund Davis, Member

Staff/Elected Officials/Professionals Present:

John Nielsen, Alternate Member and Member of the Board of Supervisors

Others in Attendance:

- I. **Call to Order:** The meeting was called to order at 6:36 pm by Mike Domboski.
- II. **Agenda Items:** There was a discussion regarding the order of the agenda items. The Planning Commission members agreed to proceed as listed.
- III. **Approval of May 4, 2020 Meeting minutes:** Joe Perzan stated that any comments regarding typos do not need to be addressed in the minutes. Al Wright stated he had no issues with the minutes. Dennis Crook stated he would like to see more precise and information rather than an interpretation of the speaker's comments. Al Wright stated minutes should be factual and specific to the topic, so there are no interpretations. Joe Perzan stated that translators are prone to making interpretations of conversations.

MOTION: Mike Domboski made a motion to approve the May 4, 2020 Meeting minutes as presented. Al Wright seconded.

VOTE: 4-1. Dennis Crook voted No. Mike Domboski stated he was not certain if Jennifer Wright needed to abstain from a vote that she did not attend.

- IV. **June 1, 2020 Planning Commission Meeting Minutes:** Mike Domboski stated that Al Wright has edits. Al Wright stated he provided Mike Domboski with edits to the minutes that clarify his

comments; however, none of the edits were substantive. Joe Perzan stated that minutes reflect the conversation. Dennis Crook stated he was not at the meeting and will abstain from the vote. Motion Approved for June 1, 2020 Planning Commission meeting minutes as edited and presented.

MOTION: Mike Domboski made a motion to approve the June 1, 2020 Meeting minutes as edited and presented. Al Wright seconded.

VOTE: 3-2, Dennis Crook and Jennifer Wright abstained.

- V. **Status of Historic Preservation Ordinance:** Mike Domboski stated that the historic preservation ordinance is continuing to be worked on by Susan Monaghan and will be presented by Susan Monaghan at the next meeting. John Nielsen asked Mike Domboski if the Planning Commission reviewed the application for 10 Newlinville Road and whether the Planning Commission agreed with the proposed changes. Mike Domboski stated yes. Mike Domboski stated that the Planning Commission also reviewed an application from Wagner Lane. Mike Domboski stated that the Planning Commission agreed with the recommendations from Zoning Officer, Rob McLarnon and Township Engineer, Chris Della Penna that trees should be installed as initially promised John Nielsen questioned if the Historical Commission made a recommendation about 10 Newlinville Road. Mike Domboski stated no.
- VI. **Status of Scenic Roads Ordinance:** Joe Perzan stated he does not have enough information at this time. Joe Perzan stated he looked at the "Strasburg Road Scenic Byway Ordinance." He stated he was unsure why the Strasburg Road Scenic Byway Ordinance does not include all roads that the Planning Commission felt were scenic and could be called the Byway Ordinance of East Fallowfield Township instead. Mr. Perzan stated that according to the Department of Transportation, any government entity could make a roadway a scenic roadway through a letter of request. Mr. Perzan stated that he is unsure whether Strasburg Road was ever made a scenic roadway and whether a request was made. He stated that Route 82 would require a different procedure since it is a state highway. He will speak to Township Manager Swichar or the township solicitor to learn the procedures. Mike Domboski questioned whether the Scenic Road Ordinance should be limited to only Strasburg Road. Joe Perzan stated that other roads, such as Goosetown Road, Buck Run, Fairview Road and Frog Hollow should be included as well. John Nielsen stated he received information from the Penn State Extension about using ground covers to prevent weeds from growing near guard rails. Mr. Nielsen stated certain plantings can stabilize soil and prevent erosion. PennDOT has a road beautification program. Mr. Nielsen reached out PennDOT District 6 for more information. Mr. Nielsen stated he would prefer a permanent solution to weed control as opposed to a seasonal weed spray.

Al Wright questioned why the Scenic Bylaws Ordinance was passed, and the purpose of the ordinance. Mr. Wright also questioned if the ordinance should be written differently for a state road versus a township road. Joe Perzan stated that state and federal funds are available for roads designated as scenic byways. Al Wright stated that updating scenic byways ordinances would help to accomplish Comprehensive plan goals of identifying scenic roads and preserving the character of the Township. Dennis Crook stated the Scenic Roads ordinance has an opposite point of view compared to the LED sign ordinance since it prohibits advertising. Mike Domboski stated that Al Wright should contact Township Manager Swichar to discuss the Ordinance.

- VII. **Status of Coop (Domestic Chickens) Ordinance:** Al Wright provided information and websites on other nearby townships who allow domestic chickens and their processes and rules. should be reviewed and create permits. Create a template regarding backyard chickens and include a possible zoning permits which could also create revenue for the township. Joe Perzan stated if chicken coops are permitted within a small area such as a .75-acre lot, it may cause more problems due proximity with neighbors. Al Wright read the ordinance which states as of now, ½ acre per 3 chickens. Al Wright stated that a homeowner’s association would surpass any township ordinance. Dennis Crook stated that the difficulty is there is no consistency and enforcement is only used when complaints are made. Dennis Crook stated preexisting situations and not being enforced on all is a legal trap and should check with the community and how they feel regarding the situation. Al Wright stated we should have a current chicken ordinance, that the Board of Supervisors will have to review and approve. Jen Wright stated we do need an ordinance for a domestic setting. Al Wright will put together a draft to see numbers and standards after reviewing other ordinances and county models for next meeting.
- VIII. **Status of Newlinville Task Force:** John Nielsen stated that residents have mixed views regarding what businesses should be developed in Newlinville. He stated that some residents want to keep Newlinville as rural. He stated that some residents would like a small convenience store with food and/or gas. John Nielsen stated that he and Dennis Crook spoke about using an overlay district as mixed use on the frontage of Route 82 to give someone an option for an in-home business. John Nielsen stated that an overlay district would increase property values. Dennis Crook stated when doing the Township’s comprehensive plan, a certain amount of opportunity must meet fair share by the number of units in a certain zoning area as required by federal law. Pandemic has slowed down this process for the Newlinville Task Force.
- IX. **Status of Strategic Planning Steering Committee:** Michael Domboski stated will have another meeting next month to review status of Strategic Planning Steering Committee.
- X. **Discuss Wireless Ordinance:** John Nielsen stated that Suzanne Clark was a speaker at the July Board of Supervisors meeting. Mr. Nielsen discussed Suzanne Clark’s presentation and stated that Ms. Clark indicated that the Township could tell operators/Verizon that we do not want 5G technology. Mr. Nielsen also stated that Ms. Clark discussed the Township can use money charged previously for broadband security issues with wireless technology along with potential negative health effects. Jennifer Wright asked if there was a summary to the meeting and Mike Domboski stated no. Al Wright stated that 5G is being developed and small antennas will be used. Some municipalities are updating their Ordinance to permit 5G small cells. Al Wright stated we could do a wireless ordinance with more restrictions and identify where locations could be placed. Township Solicitor Mike Crotty sent an email stating that two wireless technology providers are considered a utility according to a recent Supreme Court decision, and not subject to our local regulations. Mike Domboski stated he will speak with Township Manager, Scott Swichar about whether he needs to speak with Solicitor further about the issue. Dennis Crook stated since schools are closed due to Covid-19, a revised ordinance would be passed quickly.
- XI. **Old Business:** Mike Domboski stated that 10 years ago, Wagner Lane’s plant trees, were supposed to be planted and were not. John Nielsen and Al Wright stated the developer did not follow through on his plan. The developer is asking for a variance of the land development Waiver. Mike Domboski stated that the Township Engineer, Chris Della Penna thought all trees should be planted and the Board of Supervisors should decide if they need to plant the trees.
- XII. **New Business:** John Nielsen discussed planting ground cover along the guardrails to prevent weeds. He stated he will provide the Planning Commission any information that he receives from

PennDOT. Al Wright stated that he is interested in receiving training from PSATS and keeping current on recent developments and stated that the Township is a member of PSATS and will check with Township Manager, Swichar to obtain login information. Mike Domboski stated he will check with Township Manager, Swichar.

- XIII. **Adjournment:** There being no further business, a motion to adjourn the meeting was made at 8:06 PM by Mike Domboski and seconded by Al Wright.

Motion passed unanimously. Next meeting is scheduled for August 17, 2020.