

East Fallowfield Township
Planning Commission
Approved Meeting Minutes
October 19, 2020

The October 19, 2020 meeting of the East Fallowfield Township Planning Commission (PC) was held via virtual on BlueJeans.

Commission Members Present:

Mike Domboski, Chairman
Susan Monaghan, Vice Chairman
Al Wright, Member
Joe Perzan, Member
Jennifer Wright, Member

Commission Members Absent:

Edmund Davis, Member
Dennis Crook, Member
John Nielsen, Alternate Member and Member of the Board of Supervisors

Staff/Elected Officials/Professionals Present:

Others in Attendance:

Call to Order: The meeting was called to order at 6:35 pm by Mike Domboski.

- I. **Agenda Items:** No change.
- II. **Approval of June 1, 2020 Planning Commission Meeting Minutes:** Mike Domboski stated that the June 1 minutes had been previously approved by the Planning Commission, however they were edited and cleaned up after they were approved. Joe Perzan questioned a sentence in paragraph 3. Al Wright stated that Mr. Johnson did not want the Township to actively look at other residents who might have chickens on their property. Al Wright stated he did not see any reason to approve the edited minutes. The Planning Commission agreed to keep the previously approved minutes.
- III.
- IV. **Approval of September 14, 2020 Planning Commission Meeting Minutes:**

MOTION: Mike Domboski made a motion to approve the September 14, 2020 meeting minutes as presented. Joe Perzan seconded. Sue Monaghan questioned if she needs to abstain from the vote since she was not at the meeting. Mike Domboski stated that members can still approve meeting minutes even if they did not attend the meeting.

VOTE: 5-0.

- V. **Status of Historic Preservation Ordinance:** Susan Monaghan stated that the Historic Commission decided they would write a grant, due to the projects significant details, not one person or group can process, they decided to have a professional complete the grant with PA laws and Federal laws.
- VI. **Status of Scenic Roads Ordinance:** Joe Perzan stated he has been in contact with PennDOT. PennDOT stated that East Fallowfield has been working on the scenic byways since 2008. Joe Perzan stated that PennDOT was unaware that we have an Ordinance for Strasburg Road. Mr. Perzan stated Strasburg is not a scenic byway since it was not approved by the state. Joe Perzan stated that PennDOT will send to him information that they have to determine what is still missing from the application. Susan Monaghan stated that there is a section in the Historic Preservation that discusses scenic byways and scenic roads. Susan Monaghan stated that the purpose of the scenic byways is to protect areas of the township from further development. Mr. Perzan stated that a goal of PennDOT is to prevent billboards from being erected on designated roads. Mike Domboski questioned what other roads are being designated and Joe Perzan stated that they are all in the comprehensive plan. Jennifer Wright stated Frog Hollow Road. Joe Perzan stated Frog Hollow Road, Mortonville Road, Buck Run, Doe Run Church Road, and Fairview Road as well.
- VII. **Status of Coop (Domestic Chickens) Ordinance:** Al Wright stated he is still working on it.
- VIII. **Status of Newlinville Task Force:** Mike Domboski stated there was a meeting on September 30, where they were looking for input from residents to see what they would like added there, including sidewalks, street lights, parking/traffic control, home ownership, stormwater control, bus stop and public sewer and water. Mike Domboski stated they are not interested in a basketball court or brew pub. Mike Domboski stated that the challenge is Tom Comitta, consultant is in favor of reducing all the zoning ordinances for that area, to allow for free expansion. Mike Domboski stated that the challenge is that Newlinville is a mixed-use zone, and it is already overwhelmed with small lots and residential properties. He stated that that if properties are torn down, they would not meet set back requirements. He was unclear how development would work Susan Monaghan stated she is not in favor of taking away all of the zoning ordinances as it can cause problems in the future and believes that the residents would not approve of taking away all ordinances from the area. Al Wright stated that developers may be hesitant now due to too many improvements that would need to be completed such as stormwater and sewer. Al Wright stated that the infrastructure is not conducive along Route 82 and some side streets, a construction redevelopment project, if the Township bought Newlinville it would be better served by addressing some of the major physical problems that make it difficult to develop. The area is not attractive. More residential should not be encouraged, however housing should be updated. Mike Domboski stated that there is a challenge with PennDOT since Route 82 is a state highway. Mike Domboski stated that the traffic will not slow down in the area unless PennDOT adds a light to the intersection and/crosswalks. Sue Monaghan stated that the water issue needs to be fixed first. Mr. Wright stated the area needs to be more livable. Joe Perzan stated that he agrees should not give up control of the whole area and to work with people to make the area a better place to live. Jennifer Wright asked if the amending of zoning would be

permanent or for a certain amount of time, Mike Domboski stated that he is assuming it would be permanent. Jennifer Wright stated that she would rather consider making the exceptions when it comes across rather than change the zoning.

- IX. **Status of Strategic Planning Steering Committee:** No Update

- X. **Budget Items for 2021:** Mike Domboski stated that Township Manager Scott Swichar is preparing the 2021 budget now and asked if anyone has any input on what might be needed for next year. Al Wright stated that educational trainings should be added to budget. Al Wright stated adding more people to Planning Commission to balance the group out.
- XI. **Old Business:** None.
- XII. **New Business:** Al Wright stated that Park & Rec movie night was a success and stated the bathrooms being added now.
- XIII. **Adjournment:** There being no further business, a motion to adjourn the meeting was made at 7:11 PM by Mike Domboski and seconded by Susan Monaghan.

Motion passed unanimously. Next meeting is scheduled for November 16, 2020.