

EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
Approved July 7, 2008

PC MEETING CALLED TO ORDER AT 7:35 PM BY CHAIRMAN DEBORAH RUSH.

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

Approval of Minutes: Ms. Rush motions to approve the June 2, 2008 minutes with revisions made by Mr. Beegle in the Training Facility Proposed Clean up Section. Bernie Beegle 2nd, Vote: All in favor. Jim Durborow – Abstains.

Pelham Place (Deluca Homes) Name Change: Ms. Rush opens by questioning Thomas Doyle (Deluca Homes) representative why they were in front of the P/C for a name change when signs were already posted with name change before having permission to actually do so? Mr. Doyle apologized about what was already done, and explained the reason why they were requesting a name change was to appeal to the “empty nesters”. Ms. Rush states that they are in direct violation to our ordinances. Ms. Rush then asks Mr. Broadbent who should inform Chief Mango, Mr. Broadbent states that he will inform Chief Mango about the alternate name until they have removed the new signs and replaced them with the old signs until they are given permission. Ms. Rush asked if any members of the P/C had any problems with the name change other than them changing the name before do process? Ms. Rush makes a recommendation to the BOS that the Pelham Place (Deluca Homes) be granted the name change from Pelham Place to Fieldstone Village, contingent on them removing/ covering the signs until the BOS give them the authority to have it changed following whatever applicable ordinances and zoning issues are involved in this name change process. Bernie Beegle 2nd – All others in favor.

Pelham Place (Deluca Homes) Architectural Plans for Alley Lots: Thomas Doyle is proposing a master bedroom downstairs sketch plan as the fourth choice and new design for the empty nesters which is approximately 2560 square ft., substantially the same as the other 3 choices that has already been approved. Ms. Rush asked why they are requesting approval for a 4th choice, Mr. Doyle explained that they want to provide a service for consumers who where inquiring about 1st floor bedrooms and it would be a selling point to be able to provide this service for consumers who are interested in the option of a 1st floor bedroom. Ms. Rush makes recommendation that the BOS allow Pelham Place (Deluca homes) to have the 4th choice to the lot since the designs of the previous 3 lots are similar to the final subdivision plans in 2006 under Vince Pompo’s letter dated July 7th under condition 3 that in order to add a new model as proposed the BOS will have to issue a new final plan approval revising this condition of approval. Jim Weeks 2nd – All others in favor of this recommendation.

Leona Creekmur (520 Buck Run Rd) Revisions to Module Plans: Jeff Hayes refers to Chris Della Penna's June 30th letter which goes back to the HOP permit from PennDot which they have not gotten as of yet, but are in compliance to the request of PennDot for them to check site distance in hopes of receiving something from PennDot in order to move forward. Mr. Hayes then speaks about street trees and whether they needed them since they were not proposing a new street. Mr. Beegle, asks Mr. Della Penna about the street trees and if they apply to a minor subdivisions and Chris replied that there are exceptions which he reads from the ordinance. Jeff Hayes states that he is putting in road frontage trees and will be updating the landscaping chart with these revisions. When Mr. Hayes was asked about the Old School House, he said that they are not proposing any construction near the Old School House where Martha Pennington resides. Section 507.D - 2.2 of Mr. Della Penna's letter; the fee in lieu of money was discussed and when to collect this fee. Mr. Hayes said that it will most likely be escrowed but in order to find out what process is actually done in the case of the fee in lieu of he was informed to contact Peter Massaro from Park & Recreation. Section 621.C.7.a - 2.5 of Mr. Della Penna's letter - Storm Water Management was also discussed and Mr. Hayes stated that they will revise their detail. Section 629.D - 2.6 of Mr. Della Penna's letter asked for them to show the revised landscaping plan to the Woodland Management provisions. Jamie MacCombie's letter dated June 19, 2008 needs clarification on item 6 before discussion can commence. Ms. Rush then makes a recommendation to the BOS regarding section 608.I - 2.3 of Chris Della Penna's letter dated 6/30 regarding site distance and the Penn Dot approval. That once the applicant get approval from Penn Dot for driveway permits that the Township should give them a waiver as to the Township requirements for site distance at the 45 mile an hour speed on Buck Run Rd. Jim Durborow 2nd – All others in favor of this recommendation.

Mr. Hayes then makes a request to the P/C for conditional approval. Mr. Della Penna mentioned that since this is a minor subdivision that if he sent this to the BOS's and they give him approval he will not need to come back to the P/C. Ms. Rush asks if anyone would oppose this request, everyone was in favor of this request so therefore Ms. Rush then makes a recommendation that the BOS grant Conditional Approval for the Creekmur Subdivision based on a clean letter from Chris Della Penna and the clarification on the issue with Mr. MacCombie. Bernie Beegle 2nd – All others in favor of this recommendation.

John Pia (104/106 Perry Ct.) Requesting Variances: Jeff Hayes requesting variances for the sketch plan at 104/106 Perry Ct. in which they are proposing to combine 2 lots. Ms. Rush refers to Mr. Della Penna's letter July 1, 2008 section 603.1.A - 1.1 Mr. Hayes states that they added the easement for Dennis Run which took the acreage to 1.1 net acres. Mr. Hayes knew that he was in need of variances, but not clear on what variances were needed so instead of discussing this matter at this meeting, Ms. Rush made a motion to commence once Mr. Della Penna and Mr. Hayes has more information on the matter. Mr. Hayes will be back in front of the P/C next month with more information on this matter. No recommendation needed.

End of Meeting Discussions, Concerns & Updates:

End of P/C Meeting 07/07/08: Ms. Rush makes a motion to close the meeting at 8:50pm. Mr. Beegle 2nd - All in favor this motion

Submitted by,

*Arlene Miles-Eubanks
P/C Secretary*