

**East Fallowfield Township  
Planning Commission  
APPROVED Meeting Minutes  
December 21, 2020**

The December 21, 2020 meeting of the East Fallowfield Township Planning Commission (PC) was held via virtual on BlueJeans.

Attendees:

Michael Domboski, Chairman  
Susan Monaghan, Vice Chairman  
Al Wright, Member  
Jennifer Wright, Member  
Dennis Crook, Member

Not Present:

Joe Perzan, Member  
Pete Davis, Member

Call to Order: The meeting was called to order at 6:36 pm by Chairman Domboski.

1. Agenda Items: No Changes
2. Approval of November 16, 2020 Planning Commission Meeting Minutes:  
Member Al Wright stated that he had a few minor edits to the minutes. The edits that were made were for incorrect wording and rearranging some sentences. Lastly, for item #5 The members added the last sentence as it appears on the now approved minutes.

**MOTION:** Chairman Domboski made a motion to approve the November 16, 2020 Planning Commission meeting minutes as modified. Vice Chairman Monaghan seconded.

**VOTE:** 4-0 , Dennis Crook abstained.

3. Review 11.30.2020 draft of Newlinville Village Master Plan: Chairman Domboski questioned if anyone had anything to say or ask about the draft Master Plan. Member Al Wright was a part of the task force so he gave some insight from being a part of the meeting. Al Wright stated that there should be two or three more drafts to this as they continue to receive feedback. Member Wright stated he believed the intentions are to improve the area to develop a “village feeling” and to benefit the existing residents and businesses by resolving issues such as drainage. Several members agreed that it seemed to be a large project involving PENNDOT and PECO and may be very costly. Sue Monaghan stated that she would like to see grants or other financial assistance to the township and that she

thought other townships that this may effect should also be involved in this project. The mention of the trail systems were also brought up by Member Dennis Crook.

4. Status of Scenic Roads Ordinance: Chairman Domboski decided to skip this item since Joe Perzan was not present and he was the member that was most involved with this ordinance.
5. Status of Coop (Domestic Chickens) Ordinance: Al Wright started the conversation by stating a lot of the language in the proposed ordinance was adopted by the common Chicken Ordinance language used all around Chester County. He researched townships close by to provide some guidance. He stated the main goal is to set the standard for domesticated chickens with the purpose of respecting all residents while not being a nuisance to our neighbors. Sue Monaghan questioned if other animals (such as horses, pigs etc) require permits as she is concerned about the permit piece of the ordinance. She also questioned the lot sizing per chicken. The current ordinance states a minimum of 2 acres to have chickens and this updated version would lower that down to a 1 acre minimum. Member, Jennifer Wright questioned the banding of the animals. Overall, the members agreed that they should take out the banding and the permits of the actual animals and leave the permitting for the coops. Chairman Domboski stated that they will finish cleaning the draft up so that he can reach out to Township Manager Swichar for the next steps in order for Solicitor Crotty to review.
6. Old Business: None
7. New Business:

7.1. Al Wright stated the 2021 Calendar should be going out soon and that everyone should review to make sure they are happy with the dates. Chairman Domboski stated he already emailed some changes to the Township Secretary and he will email the proposed Calendar to the members for review.

7.2. Dennis Crook questioned the Strategic planning committee and their status on staying separate from the Planning Commission. It was determined that this was put on hold. Chairman Domboski stated he will reach out to Scott Swichar to see if he knows any additional information

7.3. Al Wright stated for informational purposes that the Holland Day Care ZHB Application is moving forward with the Zoning Hearing Process and the date is set for some time in January 2021.

7.4. Michael Domboski informed the group he will confirm but the next meeting is currently scheduled for January 4, 2021.

8. Adjournment:

**MOTION:** Chairman Domboski made a motion for the December 21, 2020 Planning Commission meeting to adjourn at 7:24 pm. Sue Monaghan seconded.

**VOTE:** 5-0