

**East Fallowfield Township  
Planning Commission  
APPROVED Meeting Minutes  
May 6, 2024**

The May 6, 2024 meeting of the East Fallowfield Township Planning Commission (PC) was held in person at the East Fallowfield Township Building.

**Attendees:**

Michael Domboski, Chairman	Dave Porter, Herbert E. MacCombie Representative
Scott Swichar, Township Manager	Nate Cline, Pennoni Representative
Joe Heffern(virtual), Member	Devin Bradley, Consultant for CASD
Ray Smith, Member	David Shcrader, Consultant for CASD
Guido Giuntini, Member	<b><u>Not Attended:</u></b>
Sue Monaghan, Member	Deb Stoff, Vice Chairman
Barry Stingel, T&M Architect	Joe Perzan, Member
Jeff Brazil, CASD Facilities Director	
Bill Slawter, ICS Construction Manager Contractor for CASD	

**Open Meeting**

Call to Order: The meeting was called to order at 6:31 pm by Chairman Domboski.

1. Discuss item priorities and order of below agenda items: No changes to the order.
2. Meet with CASD on application for South Brandywine Elementary School Land Development:

Barry Stingel opened the meeting with an explanation of the current updates of the South Brandywine Elementary School Land Development. He acknowledged the receipt of letters received from Pennoni and MacCombie in regards to land development and stormwater management. Barry Stingel stated that the plan is to demolish the existing building and all existing pavings with the exception of the existing bus parking lot. This plan is to also include new athletic fields, a parent drop off look separate from a bus drop off loop. Barry Stingel stated most of the site drains from the top to the plan to the bottom towards Doe Run Road. He mentioned that two points of interest were studied for Stormwater Management. The southern point with the existing covert under Doe Run was studied. The second point studied was the existing head wall on the school side of Strasburg road. The water is carried through existing pipes across Doe Run Road to

another inlet and then across Strasburg road before it drains into the Park. Barry Stingel also stated that they will be doing a more detailed study of the vegetation with the hope to be able to use some of the existing vegetation towards the planting requirements. Barry Stingel stated they need more clarification on some of the comments from the letters but they should be able to comply once clarification is provided.

Chairman Domboski questioned the bus parking location. Pennoni representative Nate Cline explained that it will need to be made clear what the space is and is not. Nate Cline confirmed it is not a fueling station and it is just simply for parking the buses. Mr. Cline also circled back to Stormwater Management and confirmed that they will need to make sure the pipes at the drainage points are adequate.

Barry Stingel pointed out that they were planning on making an eight-foot wide sidewalk from the southern boundary to the Strasburg Road and Doe Run Road intersection. The Letter from Pennoni suggested making it ten-feet wide and out of asphalt instead of concrete. Barry Stingel thought they would be able to comply with some guidance on it. Nate Cline stated that the intention was to make it a multi-use trail for further expansion and asked the Planning Commission if they had thoughts on that. Chairman Domboski stated they will probably throw it to the board and mentioned the Open Space Committee hasn't issued their final report. Chairman Domboski also stated one of the three major points with the Open Space Committee was the connectivity with the trails and how to get better access to the Township Park and this would help do that. Chairman Domboski stated he does not disagree with the widening but needs to discuss the asphalt component further. Nate Cline pointed out the asphalt will likely be a better choice long term. Barry Stingel mentioned the need for crosswalks in the Doe Run & Strasburg Rd intersections and Nate Cline responded that Pennoni and the PennDOT HOP will need to take a closer look on how to approach that intersection with Pedestrian access.

Sue Monaghan asked if this will require a traffic light. Barry Stingel noted a traffic study was completed by Bowman and the result was that a light was not needed. Nate Cline stated that Pennoni and PennDot will do a further review on that intersection to confirm.

It was stated that they need to get input from the Fire Marshall.

The sanitary/sewage plan was addressed and it was stated that a pump station will need to be installed somewhere in the park near the police station/Brooks Crossing to service not only the school but also about 58+ surrounding residents.

**The following information was confirmed during the discussion between the Planning Commission, Dave Shrader, Barry Stingel, Nate Cline and Dave Porter:**

- A. The building is not to exceed 2 stories equal to or less than 35 feet in height, not including the pitched roofs. The entirety of the building will NOT be 2 stories as the gymnasium/cafeteria is 1 level. The building is just shy of 110,000 sq feet which is slightly smaller than the existing South Brandywine Middle School. There will be 2 playgrounds in addition to a recess area.
- B. The South Brandywine Elementary School is intended to hold around 750 students, replacing the Caln Elementary and East Fallowfield Elementary population.
- C. The materials being used are Stone and Fiber Cement Panels
- D. The lighting will match the residential area and up to today's standards which typically points lighting downward so it does not negatively impact the surrounding residents.
- E. The Demo process will be underway soon. The Asbestos is being remediated/removed and once that air is clean and safe, and the permits are released, they can start the actual demolition. Demo will occur M-F for 10 hours a day in respect to the township ordinance. The underground level will be filled in and all that will be left is the existing slab and parking.

A Resident, Frank Camenzind, who lives on Wilmington Road questioned if the neighboring residents will receive information as to what is going on with the school and when.

Chairman Domboski stated he will work with Township Manager Swichar on how to get information to the residents.

3. Old Business: None

4. New Business: None

5. Adjournment :

MOTION: Chairman Domboski made a motion for the May 6, 2024 Planning Commission meeting to adjourn at 7:12 p.m. Sue Monaghan seconded.

VOTE: 4-0