East Fallowfield Township
Planning Commission Meeting
April 3, 2023 minutes
6:35 p.m.

Attendees:

Michael Domboski, Chairman
Deborah Stoff
Al Wright
Jennifer Wright
Sue Monaghan

Not Present:

Jonathan Egger
Joe Perzan

Chairman Domboski called the meeting to order at 6:35 p.m.

1. **Discussion on Order of Agenda Items.**

   There was a discussion about the order of agenda items for the meeting. Chairman Domboski moved item #6 (Weaver Mulch) to #2.

2. **Discuss Engineers Review Letter of Weaver Mulch subdivision plan**

   Jim Haigney, of Commonwealth Engineers, representing the applicant, addressed the engineer's comments.
   Mr. Haigney stated that Patty Lynch noted that a sewer easement was required on one parcel to address sewer flows and another easement was added around existing stormwater basin that serves commercial property. A waiver request was added to conduct an historical impact study.

   Mr. Domboski stated that he will put forth a letter of support contingent upon fulfilling all engineer's review letter and a recommendation that the historical commission sign in on waiver.

   Motion: Chairman Domboski made a motion to supply a letter of recommendation supporting the application of Weaver Plan contingent upon meeting the engineer's review letter as well as including the Historic Commission to comment on the Weaver request. Member Jennifer Wright seconded.

   Vote: 5-0.

3. Presentation by John Nielsen on Natural Lawns and EFT "Weeds" ordinance

   EAC member, John Nielsen, provided an overview of Ordinance 17-301 for property maintenance. He stated there is no provision in the ordinance for a natural meadow.

There was a discussion on the property maintenance ordinance.

4. Meet with Dave Porter to review ACT 537

Dave Porter, of Herbert MacCombie provided an overview of the Act 537 Plan. Ever township must have a comprehensive plan for sewage disposal within their municipality. The plan identifies the means for adequate sewage disposal and analyzes alternatives.

Surveys were sent out and resident responses are included. Three different areas were evaluated that are prime candidates for public sewer: Stottsville Road along southerly side of Stottsville Road extending from East Fallowfield boundary to almost the Weaver Mulch Farm. Also, across from Weaver's Mulch at the intersection of Old Wilmington Road and Strasburg Road there a several homes with on lot systems. These are smaller lots. In addition, the Mount Carmel area, situated along Mount Carmel Road, near Scott Farm on the easterly side of Mount Carmel. There is an existing pump station there that would need to be upgraded or sewage could discharge by gravity into Valley Township. The third area for public sewer is near the middle school at the intersection of Doe Run Road and Strasburg Road. The subdivision on the northwesterly corner of the intersection and extending up Doe Run Road picking up South Brandywine Middle School, south of South Brandywine Middle School and residents east of Brandywine Road.

Member Al Wright asked if the public sewer would extend to Triple Fresh.

Mr. Porter stated that a public sewer is not included right now. It would not work for gravity.

Ms. Wright questioned Mount Carmel Road. She questioned whether it is north of Strasburg Road.

Mr. Porter stated yes. Houses on the opposite side of Strasburg Road are included.

Ms. Stoff questioned when did data collection start and end and when was the latest FEMA update.

Mr. Porter stated that on lot evaluation started 2015-2016.

Ms. Monaghan questioned if Pennsylvania American could handle this and whether residents will be mandated to tie in.

Mr. Porter stated that Pennsylvania American's Treatment Plant was upgraded. They could handle flow capacity. PA American would like Township to adopt mandatory connection ordinance so that the project is financially viable. Average cost to resident in Stottsville $2,500-3,000. PA American offers a bona fide contribution for each resident about $10,000 per resident. The homeowner would be required to hire a plumber to make the connection.

Ms. Stoff questioned if there are any grants for the homeowner.

Mr. Porter stated that Pennvest is a low interest loan that is available. He stated that municipal planning commissions need to review the plan and the Township needs to address any comments.

Mr. Wright stated that he wants to know why the public sewer is not extending to Triple Fresh. IS 221 Wilmington included for public sewer. He also questioned whether the plan included where public water would go. Would a resident be forced to tap into public water.

Mr. Porter stated that 221 Wilmington Road is included for public sewer in the plan. He stated that the plan does not included public water but typically, PA American Water would typically extend both at the same time.

Mr. Domboski questioned if most townships implement an ordinance requiring residents to connect.

Mr. Porter said yes. Public water connection also has a bona fide contribution as well. PA American Water has expressed interest in placing a water tank at the site of 221 Wilmington Road.

Ms. Stoff questioned how the township should address residents with newly installed onlot systems.

Mr. Porter stated that a provision could be included in the ordinance that allows those with new onlot systems to defer connections to a later date. He provided an overview of sections of the Township that currently have public sewer.

Mr. Porter stated that as a follow up to today's meeting, he will provide more information to the Planning Commission on whether the Cushman Tract (the parcel that the Township purchased) is included in the public sewer service area, and whether PAWC extend public sewer with water. He stated that the Board of Supervisors will not adopt the plan without the Planning Commission review the plan.

5. Review Rental ordinance with solicitor's comments

Mr. Domboski requested that the rental ordinance be tabled.

6 . Finalize list for Chester County Transportation Improvements Inventory (TII)

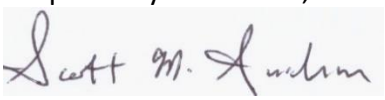
There was a discussion on the improvements inventory list.

7. Old Business: None

Adjournment.

MOTION: Mike Domboski made a motion for the August 5, 2019 Planning Commission meeting to adjourn at 8:03 p.m. Sue Monaghan seconded. VOTE: 5-0.

Respectfully submitted,



Scott Swichar
Township Manager/Secretary