

EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
Approved September 8, 2008

P/C MEETING CALLED TO ORDER AT 7:30 PM BY CHAIRPERSON DEBORAH RUSH.

In Attendance: Deborah Rush; Chairperson, Bernie Beegle; Vice Chairman, Members, Jim Durborow, Jim Weeks, John Schwab, Ryan Ray

Minutes: Ms. Rush made a motion to approve the July 7, 2008 minutes, Mr. Weeks 2nd – all in favor. August 4, 2008 minutes were tabled until next months meeting. Mr. Beegle 2nd- all in favor.

Michael Hamelton Sketch Plan: Michael Hamelton resides on a 1.31 acre lot which has 2 houses on it. The first house was built in 1977 and the second was built in 2004 within 57ft of each other. Mr. Hamelton would like to split the 1.31 acre lot into 2 legal lots in the R2 district (non-conforming). After talks of what he was proposing, no recommendation was given although he was advised on the process needed to separate parcel dwellings on the same lot of 1.31 acres into 2 legal lots. Mr. Hamelton is advised that he will need to go to the ZHB for an ordinance variance, but Mr. Hamelton would first need to have the land surveyed and to work out issues with variances then Mr. Hamelton will have to submit all findings and plans to Chris Della Penna, Mr. Della Penna will then do a letter to let Mr. Hamelton know where he stands within respect to the Twp. Ordinances and then Mr. Hamelton will need to come back to the P/C and the P/C will then make a recommendation to the ZHB. Arlene Miles-Eubanks is asked to pull Mr. Hamelton's 2004 building permit for the 2nd dwelling built on to the 1.31 acre lot for further information.

Hidden Valley Estate: Ms. Rush opens asking if it is typically expected for Twps. to have both footers and concrete pads for a foundation and Mr. Della Penna answers, no not to his knowledge, it is normally required to use footers. After Ms. Rush read two other Twp. requirements for foundations, she states that Caln Twp. does not require pads. And most all other surrounding Twps. do not require two types of foundations they mainly deal with footers. Mr. Mclarnon (Inspector/ Code Enforcement Agent) suggests that Hidden Valley Representative should to go to the ZHB and state your financial hardship. Ms. Rush states that we need to work on changing the wording of the Township Ordinance Article 900 MH Section 904.12

Ms. Rush made recommendation that the ZHB issue a variance as to the Township Ordinance Article 900 MH Section 904.12, that they not be required to use the concrete pad and that they just continue with the 3500 PSI Concrete Footers that are 36ft deep and 24ft in diameter. The installer blocks used to anchors the home are used. Further, the P/C recommends the Board of Supervisors repeal Ordinance Article 900 MH Section 904.12 and re-write the Ordinance to correspond with our above recommendation. Mr. Ray 2nd – all in favor

John Pia: Jeff Hayes of Berger & Hayes is back in front of the P/C with the updated information needed from the last P/C meeting and has narrowed it down to the type of variances needed. Mr. Hayes also presented the revised review letter from Mr. Della Penna dated September 4, 2008. The variances requested are as follows:

- 1.1 Not conforming to the 1 acre by a little less than a quarter of an acre because it is non-contiguous.
- 1.2 1st variance request, Section 1402.3.B1; states the 30% disturbance of very steep slopes
- 1.3 2nd variance request, Section 1403.2.B; requires a contiguous- build able area free of steep slopes

Ms. Rush states that 1.2 & 1.3 are basically dealing with the same aspects and Mr. Hayes, replied that it is different Ordinances, different requirements, but same constraints.

- 1.4 3rd variance request, Section 1403.2.C; requires min 2000ft for on lot sewage facilities clearer of steep slopes. Sewage permit has to be issued for this section of requirements that need to be met.

Ms. Rush made recommendation to the ZHB to grant 3 variances as to Mr. Della Penna's September 4, 2008 letter Section 1402.3.B1 – 1.2 and Section 1403.2.B – 1.3 and Section 1403.2.C – 1.4 Mr. Ray 2nd – all in favor

Christopher Duerr Plot Plans (7 Jane St.)Sketch Plan: Mr. Duerr was looking to get approval to build a storage unit at 7 Jane St. He is applying for a variance because lot is a quarter of an acre but is in a 2 acreage zone, lot is not build able because of sewage constraints. There were setback issues regarding the property they encouraged him to get a plot plan of the property and get measurements on the setbacks with respect to the building and where they were sitting and to come back to the P/C once that is done.

Neil Abrahams: Ashley Hickman of EB Walsh is representing Mr. Abraham. Mr. Hickman recites letters from Anthony Sirna, Jim Reagan and Barry Gathercole and responded to and addressed all issues stated in their letters. Mr. Hickman continued on as to Mr. Della Penna's September 5, 2008 letter regarding Neil Abrahams Property. Mr. Hickman talked about each section of Mr. Della Penna's letter starting from 2.5 Section 603C to 2.12 Section 627 which is all listed below in the P/C recommendation.

Ms. Rush made recommendation as to the Abrahams Property to the Board of Supervisors that the following waivers be granted with respect to the items in Mr. Della Penna's September 5, 2008 letter. The requested waivers are as follows:

Section 603C – 2.5 The P/C recommends a waiver for the requirement of the maximum permitted length of 1000ft with the Abrahams development go to 1254ft.

Section 607.B – 2.6 The P/C recommends a waiver for the grade to be between 10 to 11%

Section 608.I – 2.7 The P/C recommends this sections recommendation to be conditional on a PennDot Road Opening permit being given to the development.

Section 613G – 2.8 The P/C is not in agreement at this point and is unclear on how to proceed. There are concerns regarding the Historical House and concerns on how visibility could be fixed and this to will be conditional on a PennDot Road Opening Permit, but if PennDot does give a permit the P/C would not have a problem with site distance issues.

Section 615C – 2.9 Sidewalk issue has caused a lot of concerns within the P/C. There is not a consensus on this subject therefore we refer to the Board of Supervisors the issue of sidewalks. The issues are as follows:

- 1) The responsibility of salting the sidewalks.
- 2) The fact that school children will be walking on the sidewalk or walking in the road at the drop off site.
- 3) If sidewalks are required there is further question as to whether the children would use them anyway.

Section 617G – 2.10 The P/C has no objection to the waiver for 5 lots on the cul de sac.

Section 621 – 2.11 The P/C has no objection to the waiver of the storm water management practices using metal pipes vs. reinforced concrete pipes.

Section 627 – 2.12 Street lighting, The Road Foreman asked for 2 extra lights, the P/C does not have clear consensus whether the 2 extra lights are necessary. We all agree that the road opening light is necessary. We have further concerns as to who would pay for the electricity and if they should be deeded to the owners of whose property where they are located as there will be no HOA. The P/C is not recommending that the Twp. at any point in the future be responsible for the electrical service or maintenance to these lights.

Meeting ended: Ms. Rush makes recommendation to end meeting. Mr. Ray 2nd- all in favor

Submitted by,

Arlene Miles-Eubanks
P/C Secretary