East Fallowfield Township

Planning Commission

APPROVED Meeting Minutes

March 1, 2021

The March 1, 2021 meeting of the East Fallowfield Township Planning Commission (PC) was held virtually via BlueJeans.

Attendees:

Mike Domboski, Chairman

Al Wright, Member

Jennifer Wright, Member

Joseph Perzan, Member

David Weaver, Weaver's Mulch

Dennis Crook, Member (Arrived half way through)

Not Present:

Susan Monaghan, Vice Chairman

Call to Order: The meeting was called to order at 6:35 p.m by Chairman Domboski.

1. **Discuss item priorities and order of below agenda items. Motion to proceed in that order.**
2. **Review and discuss plans for Weavers Mulch:**

   David Weaver, owner of Weaver's Mulch, presented to the planning commission the desire to adjust his current property lines. This would have to include possibly changing the zoning ordinance or creating a variance. David expressed the desire to change the property lines around to include the farmhouse with the farmland, separate from the mulch business. His reason is to make the lines make more sense should the property ever be divided and sold. The Weaver's Mulch commercial property is roughly 7+ acres and has a retention pond for SWM. Adjusting the lines would allow the business to be sold separately from the farmland and home which does not service the business. Mr. Weaver stated that in the past, the Township didn't like splitting the zoning. Chairman Domboski stated he personally didn't have a problem with the change as Mr. Weaver is a long time resident and Weaver's Mulch has been servicing the community for 30+ years. Chairman Domboski doesn't see an issue with keeping "like for like" in regards to adjusting the property lines. Member Al mentioned that this may need to go through the Zoning Hearing board and the board members. Al also recommended getting a consultation from a land surveyor. The Planning Commission and Mr. Weaver had a brainstorming discussion to try to come up with the best way to reroute the property lines without becoming too complicated with variances.

Mr. Weaver also brought up that his land used to be zoned as Commercial and at some point, without his knowledge, it was changed to "Village Commercial". This is posing a challenge to him as he needs to tear down and replace an old building. The Planning Commission stated that this is something that would be difficult to change back to Commercial and that it may be easier to get the variances.

Mr. Weaver also asked if his 3 acre lot across the street (47-4-3.1) could be subdivided into (2) 1.5 acre lots. Chairman Domboski confirmed that it is in R1 zoning and the minimum for development is 2 acres.

Al Wright mentioned that the Township and the Board wants to help its businesses thrive and he suggested talking to the Board about all of the things he is trying to accomplish. Al also reiterated to do the necessary homework with professionals before presenting to the Board.

3. **Discuss with John Nielsen ideas for intersection of Rt 82 and Strasburg Rd:**

   John Nielsen was not able to attend the meeting. The Planning Commission agreed to save it for the next meeting.

4. **Old Business:** NONE
5. **New Business:** A member asked who was doing the minutes. Chairman Domboski stated that the new Treasurer is doing them.

   Al and Jennifer Wright mentioned that they are on the Park and Rec committee and there are 2 events coming up. They mentioned a park clean up day in April that kids can use their volunteer hours for. They also mentioned a Pet oriented event in May and they are looking for pet related vendors.

6. **Adjournment:**
   MOTION: Chairman Domboski made a motion for the March 1, 2021 Planning Commission meeting to adjourn at 7:18 p.m. Joseph Perzan seconded.

   VOTE: 5-0