East Fallowfield Township
Planning Commission
APPROVED Meeting Minutes
July 15, 2024

The July 15, 2024 meeting of the East Fallowfield Township Planning Commission (PC) was held in person at the East Fallowfield Township Building.

Attendees:	**Not Attended:**
Michael Domboski, Chairman	Susan Monaghan, Member
Deborah Stoff, Vice Chairman	Joe Perzan, Member
Joe Heffern(virtual), Member	
Ray Smith, Member	
Guido Giuntini, Member	

Open Meeting:

Call to Order: The meeting was called to order at 6:33 pm by Chairman Domboski.

1. **Discuss item priorities and order of below agenda items:** No objections.
2. **Mortonville Rd Bridge – Letter of Recommendation for MULTIMODAL TRANSPORTATION FUND (MTF) PROGRAM - Planning Letter - A letter from the appropriate planning agency certifying that the proposed project is in compliance with the comprehensive land use plans:** Chairman Domboski informed the group that Township Manager Swichar researched and found this Grant that would help the Township to repair the Mortonville Road Bridge. It is suggested that the Planning Commission could help the Township to be awarded the grant by writing a letter of recommendation. Chairman Domboski shared that one of the many inconveniences of the Bridge being impassable is that it adds 5 or more minutes to Emergency Responses. All present members were in agreement that the letter should be provided.
3. **Review of Open Space, Recreation & Environmental Resources Plan:** Member Guido Giuntini mentioned that he likes the plan but it seems costly. Chairman Domboski stated that there is a Grant for it. Everyone liked the plan overall. Member Joe Heffern asked if any properties need to be acquired. Chairman Domboski did not believe that any taking over of private land or eminent domain would need to occur. Chairman Domboski stated he will write a letter of support.
4. **Approval of January 18, 21 Planning Commission Meeting Minutes:**

Joe Heffern asked if it was OK to vote on and approve"old" minutes even if some of the current members were not present at the time of the actual meeting. Chairman Domboski confirmed that Solicitor Crotty stated it would be acceptable for the current members to vote on and approve these "old" minutes.
MOTION: Mike Domboski made a motion to approve the January 18, 2021 Planning Commission meeting minutes as presented. Deborah Stoff Seconded.

VOTE: 5-0

5. **Approval of February 1, 2021 Planning Commission Meeting Minutes:**
MOTION: Mike Domboski made a motion to approve the February 1, 2021 Planning Commission meeting minutes as presented. Deborah Stoff seconded.

VOTE: 5-0

6. **Approval of July 12, 2021 Planning Commission Meeting Minutes:**

Mike Domboski noted he would have the last paragraph slightly edited to take out some of the unnecessary back and forth discussion. Otherwise it is good to go.

MOTION: Mike Domboski made a motion to approve the July 12, 2021 Planning Commission meeting minutes as edited. Joe Heffern seconded.

VOTE: 5-0

7. **Old Business:** Chairman Domboski stated he did get revised plans from the School District for the next set of reviews; however, they were not quite ready since the Sanitary Engineer needs to get a few things in order. Chairman Domboski anticipates it will be ready for review in August.

Chairman Domboski stated he still needs to get the Solar and other Energy Source Ordinance looked at and updated. He also stated that sometime around September they need to look at the Residential Rental Ordinance. He noted this will need special advertising. Vice Chairman Stoff asked where it currently stands and Chairman Domboski informed her that last year he gathered all of the questions the residents had so that he could get answers for them as he didn't have answers at the time. He submitted the questions and comments from the Residents to the Solicitor and the Township Manager. Once all of that was organized he presented it to the Board to see if the Board wanted to continue to pursue it even though the Residents were mostly against it and the Board confirmed that they still wanted to still pursue it. Deborah Stoff asked about the fee schedule for this Ordinance and Chairman Domboski stated he would not put it in the actual Ordinance because if it ever changes it will need to go through Codify. Rather than go through those extra steps he suggested something along the lines of "See Fee Schedule

at Office" so that it can be printed yearly without going through Codify. Chairman Domboski continued to state that a Use and Occupancy at Resale was brought up with the Residential Rental ordinance discussion and it was decided that they will just keep Use and Occupancy for New Construction.

Vice Chairman Stoff asked about the Environmental Committee and what they were looking at doing. Chairman Domboski confirmed they are looking at a "natural lawn" ordinance as well as a single use plastic ban. That is all to be determined.

8. **New Business:** Ray Smith mentioned a new website in beta testing called notify.gov. This website allows residents to sign up for certain alerts that they are interested in. It is not currently available to all townships but thought it would be something the Township could consider to alert residents of specific things. Chairman Domboski stated he would mention it to Township Manager Swichar but reminded Mr. Smith that the Township has something similar with the email sign up.
9. **Adjournment:**

MOTION: Michael Domboski made a motion for the July 15, 2024 Planning Commission meeting to adjourn at 6:56 p.m. Deborah Stoff seconded.

VOTE: 5-0