East Fallowfield Township
Planning Commission
APPROVED Meeting Minutes
February 15, 2021

The February 15, 2021 meeting of the East Fallowfield Township Planning Commission (PC) was held via virtual on BlueJeans.

Attendees:

Michael Domboski, Chairman

Al Wright, Vice Chairman

Sue Monaghan, Member

Dennis Crook, Member

Jennifer Wright, Member

Joe Perzan, Member

John Nielsen, Board Of Supervisors Member

Erin Gross, Thomas Comitta Associates

Jim Sisk

Not Present:

Pete Davis, Member

Open Meeting

Call to Order: The meeting was called to order at 6:34 pm by Chairman Domboski.

1. Discuss item priorities and order of below agenda items. No Changes
2. Review of Newlinville Task Force Plan: Erin Gross from Thomas Comitta Associates attended the meeting to discuss the Newlinville Task Force Plan. She stated through combined efforts from several outlets they were able to come up with the overall goals for the Newlinville Village. These goals include Promoting Pedestrian and Vehicular Circulation and Safety, To Improve Transportation and Utility Infrastructure, To Foster Contact Sensitive Growth Within the Village.

   On page 16 of the plan under *Developmental Strategy Plan* Erin Gross pointed out the following items on the map:

   A. Proposal of sidewalks and street lights along Route 82.

   B. On the Northside: A Gateway Sign and Speed Display Board and a traffic calming island.

   C. On Newlinville: the widening of the road for on street parking as well as Stormwater management enhancement.

D.Several Possible infill/re-developmental opportunities in the Village such as: (ref. #6 on page 12+ 13) :

A.Expand the conditional use section in the mixed use section of the village.

B. Rezone Newlinville Village from mixed-use district to Village Commercial District which helps promote Historical importance of the village.

C. Creating an Overlay District which can leave it zoned as is (as mixed- use).

Erin stated they think that option C is the best option.

E. Trail connections

F. Potential Road/Intersection realignment for safety

G. Intersection at Route 82 and Newlinville: Traffic calming measures such as a textured pavement with a crosswalk and rapid flashing lights for pedestrian safety while crossing.

Erin Gross then went over the Priority Action Items listed on page 21 followed by opening the floor for questions, comments concerns.

<u>Feedback from the Planning Commission and John Nielsen:</u>

Member Jenn Wright asked if an effort/impact matrix was completed and Erin Gross stated that the next phase would include a more indepth look to see the efforts and benefits.

Sue mentioned wanting a commitment from all involved municipalities, PECO, etc on addressing the Stormwater Management issues that already exist. She believed this was a top priority before moving forward with anything else. She also would like to see a joint effort made between the municipalities that this impacts. Erin Gross agreed to put in a section for coordination between the municipalities.

Dennis Crook suggested adding a key to the priorities page so that it is easier to reference. Erin Gross agreed to add the key at the bottom of the page since it is embedded in the text back on page 19. Dennis Crook also recommended the possibility to add in tiny homes off of Elizabeth Street and/or Jane Street.

Vice Chairman Al Wright mentioned changing the Business Recruitment from a Priority number to being a continuous part of the plan since it will be going on throughout the entire project. Erin Gross agreed.

John Nielsen mentioned and agreed that the SWM should be a top priority. He also asked if the boundaries of the Village are in the overlay map and Erin Gross confirmed that they didn't specifically outline what the overlay district would be. She also confirmed that page 6 does outline the Village. Erin Gross and Mike Domboski brought up the map to try to show the members what the overlay would look like (roughly). Al Wright asked for the final product to show some examples of what an overlay may possibly look like.

Jim Sisk stated he spoke to some of the Landlord property owners in the area and they all seemed to not want to give up any portion of their property but would rather sell off the entire thing. He also stated many residents are concerned about widening Newlinville Road as that would likely increase the speed coming down the hill. He also agreed that the SWM is the top priority.

Erin Gross closed the discussion by stating that they will revise the Plan with the feedback given from the Planning Commission. They will have a new draft ready for review on March 1st. It will then be presented to the Board of Supervisors on or around March 23rd.

3. Old Business: None.
4. New Business: None.
5. Adjournment:
   MOTION: Mike Domboski made a motion for the February 15, 2021 Planning Commission meeting to adjourn at 7:10 p.m. Sue Monaghan seconded.

   VOTE: 6-0