

EAST FALLOWFIELD TOWNSHIP

Planning Commission Minutes

February 2, 2026

APPROVED

Attendees: Ray Smith (Chair)
Guido Giuntini (Vice Chair)
Sue Monaghan (Member)
Joe Heffern (Member)
Jerry Dickinson (Member)
Deb Stoff (Member)
Dave Rentschler (Aria Engineering)

Absent: Charles Reed (Member)

Chair Smith called the meeting to order at 6:30pm.

1. Minor Subdivision Plan Submission – 54 Rokeby Road

Dave Rentschler of Aria Engineering presented a proposed three-lot subdivision in the R-2 zoning district. The property currently consists of two lots, with an existing residence on the smaller lot. The applicant proposes dividing the larger lot into two. One lot would include a new residence and share the existing driveway through an easement. A second, smaller septic system would also be installed, while the third lot would remain vacant for now. Mr. Rentschler reviewed the existing and proposed layouts with the Commission and discussed the applicant's three waiver requests: the requirement for 15-inch concrete storm sewer pipes, the requirement for a conservation plan for vacant Lot 3, and the requirement to wrap the entire stormwater stone bed. He also addressed landscaping requirements, including the 20-foot planting buffer. An 18-foot buffer currently exists, and the house is also set back. The Commission clarified that the third lot could have its own access point in the future, if needed. Mr. Rentschler reviewed Township Engineer's recommendations with the Commission.

MOTION by Chair Smith to make a conditional approval. SECOND by Member Monaghan.

VOTING: 6-0

2. Comprehensive Plan

Chair Smith explained that Chester County does not offer the grant program this year.

MOTION by Chair Smith to recommend to the Board of Supervisors to use the County for the Comprehensive Plan. SECOND by Member Dickinson.

VOTING: 6-0

3. Old Business

There was no old business.

4. New Business

Resignation

Member Heffern announced his resignation from the Commission due to his recent election as Municipal District Judge, because of a possible conflict of interest.

Rental Ordinance

Township Manager Swichar has requested the creation of a Township Rental Ordinance. Chair Smith will forward a previous draft ordinance to all members for use as a starting point. Most neighboring townships already have similar ordinances. The Board agreed to discuss the matter with the Township Solicitor at the next two sessions.

MOTION by Chair Smith to adjourn the meeting at 7:26pm. SECOND by Member Stoff.

VOTING: 6-0