

EAST FALLOWFIELD TOWNSHIP

Planning Commission Minutes May 4, 2026 APPROVED

Attendees: Guido Giuntini (Chair)
Deb Stoff (Member)
Sue Monaghan (Member)
Jerry Dickinson (Member)
Scott Swichar (Township Manager)
Rob Sing (Township Solicitor)
Mike McWilliams (Fire Marshal, Westwood Fire Company)

Absent: Charles Reed (Vice Chair)

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

1. Rental Ordinance

Solicitor Sing explained that the proposed rental ordinance is intended to protect public health and safety and noted that surrounding municipalities have adopted similar regulations. The ordinance would require rental-property inspections, with related fees to be established by the Board of Supervisors at a later date to cover inspection costs. Fire Marshal McWilliams identified current safety concerns in rental properties, including issues involving smoke detectors, wiring, and overcrowding, that the ordinance would address. Chair Giuntini summarized the proposed requirements, including mandatory registration, annual license fees, and inspection-based certification of compliance.

The Planning Commission received comments and questions from residents regarding the proposed ordinance. In response, it was clarified that current renters would be permitted to remain in their homes while certification is pending. Most inspection and administrative work would be performed by an appointed outside contractor, rather than through the hiring of additional Township employees. The proposed regulations would apply to both residential rental properties and short-term rentals, including properties offered through platforms such as Airbnb, although the latter would be addressed separately. Inspections would focus on basic health and safety requirements rather than major structural modifications and code issues. Dennis Crook, Township resident and former Planning Commission chair, provided a historical summary of previous work and discussions around rental properties and regulations. The commission discussed challenges in identifying and enforcing regulations for rental properties, and how authorities could effectively monitor and enforce compliance. They considered adding a one-year leeway period for property registrations and inspections, with a 6-month timeline for review and implementation.

MOTION by Chair Giuntini to amend the draft rental ordinance based on feedback received, with a final Planning Commission review before passing it to the Board of Supervisors. SECOND by Member Monaghan.

VOTING: 4-0

2. Old Business

Mr. Crook asked about the Planning Commission's scope, and it was confirmed that they have authority beyond building and subdivisions, including comprehensive planning and zoning ordinance recommendations.

3. New Business

There was no new business.

4. Adjournment

MOTION by Chair Giuntini to adjourn the meeting at 7:38 pm. SECOND by Member Monaghan.

VOTING: 4-0