

EAST FALLOWFIELD TOWNSHIP

Planning Commission Minutes

June 15, 2026

APPROVED

Attendees: Guido Giuntini (Chair)
Charles Reed (Vice Chair)
Deb Stoff (Member)
Jerry Dickinson (Member)
James Halligan (Township Solicitor)

Absent: Sue Monaghan (Member)

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

1. Rental Ordinance – Review of Final Draft

The Commission reviewed the final draft and discussed changes to the language regarding inspections and code compliance. It was agreed that inspections would focus on health and safety standards instead of current code standards. They agreed to send the revised ordinance to the Board of Supervisors for final approval.

2. Comprehensive Plan – Review of Scope from Chester County Planning Commission

The Commission reviewed the CCPC's scope for updating the Comprehensive Plan, including formation of a task force and holding public workshops. Discussion focused on task force priorities, volunteer participation, demographic trends, intermunicipal coordination on zoning and land use, and the necessity of certain proposed components, including updated drone imagery.

3. Selection of New Commission Chair & Vice Chair

MOTION by Member Stoff to nominate Mr. Giuntini as Chair of the Planning Commission. SECOND by Member Dickinson. VOTING: 3-0 (Member Giuntini abstained)

MOTION by Chair Giuntini to nominate Mr. Reed as Vice Chair. SECOND by Member Stoff. VOTING: 3-0 (Member Reed abstained)

4. Old Business

The Commission noted that the Township is currently in compliance with Act 537. Discussion included public sewer and water service availability, noting that some areas north of Strasburg Road have access to public water while areas south do not. The Commission also discussed hunting activity and concerns about potential water contamination from unrecovered deer carcasses.

5. New Business

The Commission discussed the potential impact of data centers within the Township and determined that zoning regulations addressing such uses should be explored this year rather than deferred to the next Comprehensive Plan update. Other discussion focused on the potential impacts of data center development and the possibility of directing such facilities to less densely populated areas of the Township.

6. Adjournment

MOTION by Chair Giuntini to adjourn the meeting at 7:30 pm. SECOND by Member Dickinson. VOTING:
4-0