EAST FALLOWFIELD TOWNSHIP

Planning Commission Approved Minutes
March 17, 2025

Planning Commission: Ray Smith
Guido Giuntini
Jerry Dickinson
Deb Stoff
Joe Heffen
Sue Monaghan

The meeting was called to order at 6:30 pm.

1. Review: Chester County Transportation Improvements Inventory
The Commission reviewed the Township's transportation improvement inventory and crash data maps, noting that some information is outdated. It was noted that the inventory is submitted to Chester County Planning and may support future funding and/or technical assistance opportunities.

2. Review: 185 Wilmington Rd. Zoning Hearing Board Application for Special Exception and Variances
The Commission reviewed an application seeking a special exception and setback variances to replace an existing nonconforming mobile home with a double-wide unit, including reductions to the required front and rear yard setbacks. The Commission voted to send a letter of support to the Zoning Hearing Board.

3. Review: Carlino, Fairview Road, Sewage Facilities Planning Module
The Commission reviewed the sewage facilities planning module for a proposed two-story dwelling on the Yellow Pony Farm property on Fairview Road. It recommended approval to the Board of Supervisors, contingent on the applicant addressing the items in the engineer's review letter.

4. Discussion: Key Items for EFT Comprehensive Plan Revision
The Commission discussed priorities for the upcoming Comprehensive Plan update. Members emphasized evaluating topics in the context of the Township's rural character, traffic impacts, infrastructure capacity, and community preferences. It was noted that the Chester County Planning Commission will provide an initial proposal, and the Township may seek additional proposals for consideration.

5. Approval of February 17, 2025 Planning Commission Minutes
The minutes were approved.

6. Old Business

7. New Business

8. Adjournment
The meeting was adjourned at 7:36 pm.