EAST FALLOWFIELD TOWNSHIP

Planning Commission Approved Minutes
November 2, 2026

Attendees: Guido Giuntini (Chair)
Charles Reed (Vice Chair)
Sue Monaghan (Member)
Deloin Scotton (Member)
Deb Stoff (Member)
TJ Berlin (Member)
Jerry Dickinson (Member)
Rich O'Brien (Keystone, on behalf of East Fallowfield Twp.)

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

1. Final Revision of Rental Ordinance

The Commission reviewed the final revision of the rental property ordinance. Rich O'Brien explained that a safety inspection checklist, Exhibit A, had been added based on a similar ordinance from White Marsh Township.

Discussion focused on inspection requirements, licensing procedures, and enforcement provisions. Members discussed implementation of the program, agreed to a 180-day compliance grace period (Section 2), confirmed inspections would occur every two years, and reviewed revisions related to occupancy reporting, safety standards, and property maintenance requirements. The Commission also discussed adding an appeals process (Section 5) and referencing the Township Fee Schedule for penalties (Section 9). The Commission will forward its comments to the Board of Supervisors for consideration and next steps.

2. Approval of Minutes

October 19, 2026
December 1, 2025
May 19, 2025
March 17, 2025
January 20, 2025

MOTION by Chair Giuntini to approve the minutes. SECOND by Member Monaghan. VOTING: 7-0

3. Old Business

<u>Comprehensive Plan Advisory Committee</u>
The Commission discussed that potential committee members should represent various areas and developments within the Township. Several Commission members volunteered to serve, and Township resident Dennis Crook was nominated by Siti Crook. Members also discussed posting information on the Township website to solicit additional nominations from residents throughout the Township. The

committee is expected to begin its work in January, pending approval of the nominations by the Board of Supervisors.

4. New Business

There was no new business.

5. Adjournment

MOTION by Chair Giuntini to adjourn the meeting at 7:25 pm. SECOND by Member Monaghan. VOTING: 7-0