

EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
Approved November 3, 2008

P/C MEETING CALLED TO ORDER AT 7:30 PM BY CHAIRPERSON DEBORAH RUSH.

In Attendance: Deborah Rush; Chairperson, Bernie Beegle; Vice Chairman, Members, Jim Durborow, Jim Weeks, John Schwab

Minutes: Ms. Rush made a motion to approve the August 4, 2008 minutes with revisions made, Mr. Weeks 2nd – passed unanimously. Ms. Rush made a motion to approve the September 8, 2008 with revisions made Mr. Schwab 2nd- passed unanimously.

Planning Commission Vacancy: The Planning Commission made a motion to the Board of Supervisors to accept Vince Lyons as the 7th member of the Planning Commission. John Schwab 2nd – passed unanimously.

Workshop on Subdivision & Land Development Planning: Ms. Rush made the members of the P/C aware of The Subdivision & Land Development Ordinance Workshop that is being held on Dec. 4th, 2008 in which at least two P/C members are required to attend. Ms. Rush and Mr. Beegle volunteered to attend.

JN Nath Investments: Ms. Rush began reading details on the proposal for the creation or modification of an Agricultural Security Area made from the JN Nath Investments. The Planning Commission was to vote on this proposal to either pass this on to the Board of Supervisors or to deny JN Nath Investments from entering Agricultural Security Area, but the Planning Commission was unclear on why this proposal is necessary. The Planning Commission made a request that a member of the Agricultural Security committee and the Board of Supervisors come to be at our next meeting to explain the details of the proposal and how it will affect/benefit the Township. There was an overriding concern that this action would qualify as spot zoning as the property is in an R-1 district. The planning commission has asked for clarification regarding this action 2 times and never received concrete direction. The Board of Supervisors liaison was not present at the Planning Commission meeting.

South Brandywine Middle School: representative of S B. Representative brought forth the preliminary plan for land development which is the same as last year 2007 and explained why he is back in front of the P/C. They went to the Zoning Hearing Board and were denied, because they could not prove hardship. Applicant has received and is making revisions from Mr. Della Penna's last review letter and made revisions needed. There were talks of security gates, landscaping, and speed zone, cross walks, sidewalks and parking. Mr. Della Penna suggests the park to add a trail to connect from road to school.

The Planning Commission makes the following recommendations to the Board of Supervisors:

- 1: A waiver to change scale from 50ft. to current larger scale. Jim W 2nd – passed unanimously.
- 2: A diagonal sidewalk/walking path that runs from the entrance of the school to the corner of the intersection. It will be fully maintained by the school. Jim D 2nd – passed unanimously
- 3: A four-way or two-way painted crosswalk to be installed at the intersection of Doe Run and Strasburg Rd.
- 4: Grant preliminary approval pending a satisfactory review letter from Mr. Della Penna with any further issues to be addressed during final plans. John S 2nd - passed unanimously.

End of Meeting Discussions, Concerns & Updates:

October Planning Commission Meeting:

Please note that there were no minutes for the October P/C meeting, because the meeting was cancelled due to the P/C not making a quorum.

Meeting ended: Ms. Rush makes motion to end meeting at 8:40pm Mr. Durborow 2nd – passed unanimously

Submitted by,

***Arlene Miles-Eubanks
P/C Secretary***