

EAST FALLOWFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
Approved January 12, 2009

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, Ryan Ray All members were in attendance.

Minutes: Ms. Rush made a motion to table the December Minutes until February's meeting due to not having a quorum. Mr. Beegle 2nd, all in favor

Planning Commission Positions: Ms. Rush began stating that we conducted 3 out of the 5 interviews scheduled for tonight regarding the 2 open positions on the P/C, however she stated that Mrs. Miles-Eubanks reminded her that the BOS is not set to meet again until the end of February which gives the Planning Commission more time to interview the other 2 interested candidates before making a recommendation to the BOS of whom they feel is the best candidates for the positions that are to be filled.

Comprehensive Plan Proposals: Ms. Rush had Arlene contact 3 people for comp plan proposals and one of the people became a member of Ray Ott's firm which left us with only 2 comp plan proposals that have already been presented to the BOS, however the budget is still open and we are not certain on what our budget will be for the comp plan. There was discussion on the expense, 90% will be paid by the county if the plan fits within the requirements of the county, if not only 75% will be paid by the county which leaves Tom Committa at approx. \$16,000 and Mr. Ott at \$13,750 Ms. Rush suggest that we schedule a work session to have Mr. Committa & Mr. Ott to present a presentation, which at this time Mr. Beegle suggest that we try to come up with at least one more proposal in which Mr. Durborow agreed and said that they will work on getting another proposal by the work session in February before the BOS meeting.

Jim Brazill (1404 Cardinal Dr.) Lot land adjustment & Sketch Plan: Mr. Brazill presents a deed that has 1 premise and 2 lots on it (a & b) however at some point and time between the original deed and now the lots were combined and what he wants to do is have the premises separated the same way as the original deed which had 2 separate premises. Mr. Brazill stated that " the property has one parcel and he spoke to someone at Chester County Department of _____ and they told him that all needs is something from the Township stating that it is okay to have 2 tax parcels". Ms. Rush asked if it was originally 2 tax parcels, Mr. Brazill answered and said that if he goes back in the record of deeds in 1960's is when the Goldstein's later brought the second property, however even though there is no record of when the parcels were combined, at some point they were combined. The largest section of lot is .98 acres and the lot where the house is located sits on .42 acres.

The property is in the R3 district. Bernie asked what would be the purpose for the subdivision and Mr. Brazill replies to try and borrow more money to complete the work and move in the home. Ms. Rush and Chris Della Penna advised Mr. Brazill to adjust lot line to comply with the 29,000 sq ft requirement for each lot and have the land surveyed and have the surveyor draw up plans with this lot line adjustment and then come back to the P/C to get a recommendation to move on to the BOS as a subdivision. Mr. Beegle spoke about the fee in lieu of and when to apply this fee.

Zoning Hearing Board Meeting: *The P/C talked about the ZHB meeting that is being held on January 15th 2009 at 7.00pm. Ms. Rush asked the members of the P/C and about who from the P/C would be able to attend this meeting. After further discussion Mr. Beegle and Mr. Ray agreed to attend the meeting.*

End of Meeting Discussions, Concerns & Updates:

Workshop on Subdivision & Land Development Planning Seminar: *Mr. Beegle attended this seminar as a representative of the P/C and brought back manuals that he distributed to all members of the P/C and Board of Supervisors. The meeting was very informational as to the responsibilities of the P/C & Board of Supervisors and the requirements as well. Mr. Beegle said he would provide the link for all attendants/residents of tonight's meeting to get online to review the manuals for all interested persons.*

Madisen Tree Services: *Mr. Madisen representing Mr. Beegle in regards to an issue they have with pulling a permit or better yet is there a need to pull a permit for property maintenance on his land. They are proposing to level land to make it mow able. The land in question is a lot that Mr. Beegle bought next to him so that no one would be able to build there. The lot is rough and un-mow able. It is a little over an acre however they only plan to disturb less than an acre. Madisen Tree Services would like to level it correctly so it can be mowed and shave the embankment to increase site distances. There was a concern about the earth disturbance. Mr. Della Penna said that there is no specific permit for this type of work, however it is a Penn Dott road and they may require some type of document to be issued. Mr. Della Penna advised Mr. Madisen to draw up a sketch plan and he will approve this action.*

Meeting ended: *Ms. Rush makes motion to end meeting at 8:15 PM. Mr. Ray 2nd – all in favor*

Submitted by,

Arlene Miles-Eubanks
P/C Secretary