

EAST FALLOWFIELD TOWNSHIP

PLANNING COMMISSION MINUTES

Approved July 6, 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, Vince Lyons and Arlene Miles-Eubanks (Secretary) were in attendance. John Schwab & Bernie Beegle was absent.*

Minutes: *Mrs. Rush made motion to table approval of minutes until the end of meeting Mr. Ray 2nd – all in favor.*

Comprehensive Plan: *Ray Ott & Associates expressed their gratitude for being chosen to do the Comp. Plan for the Township. Mr. Ott had a meeting with the County about two weeks prior to the July 6, 2009 Planning Commission meeting and it was then that he was informed that the Visions Partnership Program has been shut down until the Fall and it will be at that time that they will consider funding other projects. This program is a reimbursement program which means the Township would have to front the money for the project and the program will repay monies fronted, but Mr. Ott does not believe that the County program is not excepting nor projecting funding until September or October. Mr. Ott wanted to know what issues that have been in the Township, to determine which direction we would like to go with this project. Mr. Ott spoke about residents complaints, such as... traffic, building in the township, trucks. Ms. Rush explained that Nancy Moore (head of Chester County 20/20) held a community conversation gathering approximately 2 years ago and it was there that the community discussed their concerns and Ms. Rush said that she will get Nancy Moore to come in to talk about community concerns at our next meeting. Mr. Ott also wanted the Planning Commission to think of presenting a project as a joint venture with another township, by doing this it makes the chances better for county grant approval especially if the market is competitive. Mr. Ott stated that he would look into getting state grants and information for DCED grant (department of community economic development) Mr. Ott also stated that he would email Mrs. Miles-Eubanks the information needed to order county assessment data. Ms. Rush asked if there was anything that the Planning Commission could do for Mr. Ott to help him along with time on this project, Mr. Ott said that there was nothing that the Planning Commission needed to do except gather information to help determine the direction of this project. Ms. Rush asked Mr. Monaghan & Mr. Della Penna if there was anything, any issues that they felt as though needed to be focused on for this project, Mr. Monaghan answered he thinks that the existing comp plan and the direction that was indicated when that was prepared was good for the township and he was reassured that the new comp plan is not going to be far off of what has already been implemented. Mr. Weeks asked about the Park and what that department may have to add to this process.*

Ms. Rush said that she would call Mr. Massaro (chairman of Park & Rec.) to find out what he thinks, she also said that she would contact the Historic Commission as well to see if they would like to come in, give us a list or send an email to Mrs. Miles-Eubanks to discuss their thoughts/issues. No recommendation was needed for this discussion.

Agricultural Security Area: *Mr. Monaghan is a representative for the Agricultural Security Area (ASA) who began stating that the act was passed in 1981 to preserve and promote Agriculture within the State, this act was amended in 1988 and the Township came into it in 1995 and since then the Township has 71 landowners who have placed their properties in the ASA, this is a fairly large amount of landowners compared to surrounding communities, in fact there is only one who has more landowners in the ASA and that is Honey Brook who are considerably more Rural than East Fallowfield Township and they have 90 landowners there. The advantages of this act is more so to benefit the Township Municipality than they are to the landowners, there is no real protection under the Act 43 other than to protect the landowner who is raising cattle, it could also protect landowners if a neighbor moves in and says they don't like the smell of cattle or something to that effect, this act helps to stop frivolous lawsuits and prohibits the townships from enacting ordinances that would say "you can't let odors to pass your borders" and that sort of thing. It is a step into applying for easements being it through the Brandywine Conservancy or Natural Lands Trust or some other agency. It is a declaration that says I have this property, I don't intend to subdivide it, I want to keep it in tact and the ASA is the first step to move into an easement. Now an easement will do something that the ASA will not and that is an easement will give the property owner tax relief from the county, the ASA will not it is just a declaration. Now every 7 yrs the people that are in the ASA has to be contacted and asked if they wish to continue having their properties in the program, which was done. In the last 6 months, the Township received 2 applications for inclusion, The Planning Commission has already acted on one and approved it and the other is one he is presenting tonight. Debbie McCaffery of 362 Mink Hollow Rd. East Fallowfield, PA who has 10.4 acres of land, she has live stock, sheep & cattle and is seeking a recommendation from the Planning Commission for inclusion to the ASA. When Mr. Monaghan was finished with his presentation Ms. Rush makes a motion to the Board of Supervisors to grant permission for the inclusion of 362 Mink Hollow Lane (10.4 acre property) owned by Debbie McCaffrey to the Agricultural Security Area. Jim Durborow 2nd- all in favor*

John Pia: *Dan Errett representing John Pia began with a little bit of history on this project. This project was initially for John Pia to build a house on two lots and in order to do that he needed to get several zoning variances. He has gone to the Zoning Hearing Board and the first sketch plan was tabled. Mr. Errett was asked to re-do the plan using more exact engineering storm water controls and to minimize the disturbance on the site. Mr. Errett presented a sketch plan to the Planning Commission, which he believed was a good plan, but unfortunately the fire marshal didn't like it, so he lost on that sketch and so he started from scratch with this current plan. He is asking the Planning Commission to review the plans and send a letter of acknowledgement or approval to the Zoning Hearing Board. The plans have already been reviewed by Mr. Della Penna.*

There was one issue for the concern of the Planning Commission and that is 1-6 page 3 of Mr. Della Penna's July 3, 2009 letter noted that the subdivision ordinance applies to replacement of woodlands and they have a formula of replanting of trees and he felt that he would need a waiver because he felt that it was just too many trees, so he was proposing to resubmitting a plan with less trees & shrubbery to spread over 26,000 sq. ft. It was then that Mr. Della Penna stated that the allowance is 20,000 sq. ft. and he is proposing 26,000 sq. ft., so Mr. Errett is only required to do replacement for 6,000 sq. ft. and Mr. Errett than stated that he interpreted it incorrectly and he no longer wanted to request a waiver. Ms. Rush began to go through Mr. Della Penna's review letter and commenting on each issue documented in his letter, after reviewing Mr. Della Penna's July 3, 2009 Ms. Rush makes a motion to the Zoning Hearing Board to go forward with the hearing for John Pia and that the Planning Commission is satisfied with all variances and agrees with plans. Vince Lyons 2nd – all in favor

Approval of Minutes: *Ms. Rush made a motion to approve the June 1, 2009 Minutes. Mr. Ray 2nd –All in favor, Jim Weeks abstained due to absence of June 1, 2009 meeting.*

End of Meeting Discussions, Concerns & Updates:

Meeting ended: *Ms. Rush makes motion to end meeting at 8:40pm, Jim Durborow 2nd – all in favor*

Submitted by,

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