

East Fallowfield Township Planning Commission

2264 Strasburg Road
610-384-7144

Chairman: Deborah Rush
Vice-Chairman: Roger Brown

Member: Paul Daniels
Member: Jim Durborow
Member: John Schwab
Member: Jim Weeks
Member: Bernard Beegle

Approved Minutes

September 10, 2007 Planning Commission Meeting Minutes

The meeting was called to order by Roger Brown @ 7:35 p.m.

IN ATTENDANCE: Vice-Chairperson Roger Brown. Members: John Schwab, Paul Daniels, Jim Durborow, Jim Weeks, and Secretary Deirdre K. Desiderio. (Chairman Deborah Rush out of town on business; Bernard Beegle called off).

Roger Brown stated August 6, 2007 minutes not completed at this point. Therefore, Roger Brown made a motion to table minutes from the August 6, 2007 meeting. Second: John Schwab. Voted: Jim Weeks, and Jim Durborow. The motion was passed.

COATESVILLE AREA SCHOOL DISTRICT FOR RENOVATIONS AND ADDITIONS TO THE SOUTH BRANDYWINE MIDDLE SCHOOL

Brian Bingeman representing K & W Engineers, along with Ken Johnson representing Gilbert Architects, presents the Plans to discuss the covered classroom additions and renovations to the South Brandywine Middle School. Their plan is to bring them up to current codes and educational standards.

The Middle School will have a separate traffic flow and bus drop off area as well as an additional parking lot. There will be a fire lane around the building. A track and football field is proposed as part of the new elementary school.

There is a Zoning Hearing is scheduled for September 26, 2007 requesting a variance from the landscaping requirement. Mr. Bingeman states that they are basically present at the PC meeting to answer any questions or concerns of the initial project and to give a general overview. Plans have been sent to the Township Engineer for review.

Roger Brown questioned the sewage treatment. There is currently an in-ground system which is functioning, with no known problems. The applicant is looking at reducing flow with newer, high-efficient plumbing fixtures with renovations. They are

keeping the existing sewage system. The applicant also said they would like public sewer if it is available.

Jim Durborow questioned the lack of sidewalks on plan. They stated they don't want to encourage pedestrian/vehicular conflicts along Doe Run with the amount of traffic. Mr. Durborow encouraged the applicant to look again at this issue for the other resident population.

John Schwab asked if there would be any woodland disturbance. Mr. Bingeman said there was a grown up tree fence row along the track. There is a certain allowance for land and tree disturbance. A number of trees will be taken down and they will be replaced. The applicant has buffers on the side of the elementary school to the residential zone, to give preserving site lines. Security cameras will be mounted at parking lots and bus drop-off areas. Too much landscaping is detrimental to those site lines.

Jim Durborow commented that the water is being supplied by a well and if they saw any issues with fire protection. They commented that the issue was still being discussed, but if they do use the well, the school will use on-site water supplied by large tanks buried underground.

The Planning Commission declined to make any recommendations until they are given the latest revisions to the plan as per Chris Della Penna's letter of June 1, 2007.

STEVE CUSHMAN PRESENTS SKETCH PLAN FOR "THE CUSHMAN TRACT"

Mr. Cushman distributes for review Sketch plans for 7 Residential units on 10.916 acres.

Roger Brown suggested that Mr. Cushman do a presentation to the School Board regarding his Sketch Plan of 7 houses or the possibility of selling the land to the School Board.

REVISED SUBDIVISION PLAN OF REAL ESTATE FINDERS, LLC (ABRAHAMS) FROM EB WALSH & ASSOCIATES - (Review of Preliminary Plan #2)

Ashley Hickman, and Steve Saltzline gave a presentation to respond to Chris Della Penna's letter of 8/15/07.

Item 1.4 - Section 1402.5.A - The limits of the Wetland Margins associated with any wetland along the stream on Lot 1 should be depicted on the plan and the appropriate columns in the Site Disturbance Calculations table should also be revised. The extent of the wetland margins in influenced by the hydric soils. No disturbance however is being proposed to these areas.

Mr. Hickman explains, "This item refers to the stream located in Lot 1 on map. What we have done so far is our estimate is that the wetlands lay within the hydric soils. We have not called out wetland or wetland margins because one of the main reasons for that is because there is no site to serve for that proposed area. We feel it's a non-issue to call it wetlands when there is no disturbance. Also within this hydric soil area we've accounted for that in our lot area and edited that out; we feel that the wetlands can only be within this type of soil".

Mr. Johnson, states, "We leave it up to you as to what direction we go with it". Chris Della Penna suggests, "Maybe you can provide a note stating something to that effect attaching it to the map". Roger Brown also suggests having a note attached to the plan regarding the above statement.

Item 1.5 - Section 1402.9A - When required by the Board of Supervisors, the applicant should provide a Water Survey consistent with the requirements of Section 507. Since the project proposes individual on-site water and sewage disposal it may involve a "simple calculation". The response letter states that the applicant is requesting clearance from this requirement.

Mr. Hickman proposes individual on-lot water and sewer wells and septic. He continues, "That in itself creates a water balance of what you consume. The well is treated properly and correctly with the septic system and balances in that respect. Also talking about storm water management we are taking the 10 year post develop flow back to the 2 year pre-develop flow through the entire site. We feel we've met that requirement as well. We are looking for any direction from you guys if you think the water survey is an important thing to do at this point". Roger Brown asked Chris Della Penna's take on subject. Chris states, "As what is written in my comment letter; it may be just a simple calculation". Mr. Johnson comments, "That is fine and can you provide us with an example of something that has been acceptable in the past? We will put that in that format". Chris Della Penna agreed.

Item 2.5 - Section 507 (D) - The plan now notes that the applicant is offering "to provide a fee in lieu of dedicated Park, Open Space and Recreation land, at the discretion of the Board of Supervisors". The applicant should also consult with the Park and Recreation Commission regarding any possible need for recreation trails on this site.

The Planning Commission suggested Mr. Hickman to bring up the Plans for the Scheduled Park and Recreation Meeting.

Item 2.7 – Section 602.I – The Planning Commission should review the possibility of extending the proposed road to the adjacent Wilson tract boundary in the event that there is potential for development of that tract in the future.

After much discussion, among the members, Roger Brown asked members their thoughts about the above. John Schwab, commented, “I wouldn’t recommend putting it in”. Roger agreed. He then asked the rest of the members. Jim, Paul? The consensus is recommended “not to put in the road”.

Item 2.12 – Section 615.C – The plan does not propose sidewalks on either side of Road A. The Board should determine if sidewalks should be provided. It is noted that other streets in the immediate vicinity of this site do not have sidewalks.

Mr. Hickman, states “currently we do not propose sidewalks because of it being such a rural site”. Chris Della Penna states, “I don’t think it should have sidewalks”. It was agreed by all.

Item 2.13 – Section 617.G – No more than four lots may have frontage or driveways on the circumference of the cul-de-sac turnaround or its reverse radii. Currently five lots have frontage on the cul-de-sac turnaround although only four driveways access the cul-de-sac turnaround. The applicant is now requesting a waiver from this requirement.

Mr. Hickman explained they moved Lot 9 driveway to the south so it’s not directly in the front. It was agreed to grant the waiver.

Item 2.15 – Section 621 – The revised stormwater management concept has been reviewed and the following general comments are noted. Additional comments may result from a detailed review with the next submission.

(a). The plan proposes High Density Polyethylene (HDPE) plastic pipe for the distribution pipe within the stone infiltration beds as opposed to having the required Reinforced Concrete Pipe (SCP). The applicant is requesting a waiver form this requirement to allow the proposed pipes to be used in the beds. Chris Della Penna states in his comments that he has no objection to the use of this alternate pipe material for the infiltration bed applications because of the necessary pipe sizes and perforations.

It was agreed by all to grant the above waiver.

Item 2.17 – Section 627 – The Township should decide if street lighting is necessary for the project. The plan currently proposes one street light at the proposed intersection of Road A entranceway with Strasburg Road.

Mr. Hickman states, “Currently we have one proposed lighting fixture at the entranceway. The reason we don’t have lighting throughout the streets, it’s a rural site of

only 11 lots". It was suggested by members in having an old fashioned type of globe fixture. It was agreed upon by all only needing one lighting fixture at the front entrance.

In summary, Mr. Hickman thanks everyone for their time. Mr. Johnson, comments, "We do have a meeting this Wednesday September 12, 2007 with the Historic Commission to discuss the old buildings; as well as your recommendation to forward our Plans to the Park and Recreation regarding the trails. And hopefully we'll have all feedback such that we can address all items".

It was suggested that Ashley Hickman present the Abraham's Plan to the next Historical Commission Meeting scheduled on September 12, 2007 and to the Park and Recreation Meeting on October 2, 2007.

Roger Brown thanks them for presenting.

Adjournment: Roger Brown motioned to adjourn the Planning Commission meeting at 9:10pm. John Schwab second. Vote: Unanimous.

Respectfully submitted,

Deirdre K. Desiderio, Secretary