

East Fallowfield Township
January 11, 2010 unapproved
Planning Commission minutes

In Attendance: Ryan Ray; Chairman, Members; Garth Monaghan, Fran Digian, Jim Weeks, John Schwab, and Vince Lyons. Also in attendance, Chris Della Penna; Township Engineer, Chris Amentas; Board of Supervisor Chairman.
Absent: Member Jim Durborow, Vice Chairman.

Moment of silence and pledge of allegiance.

Terms: Mr. Lyons motioned to appoint Ryan Ray as Chairman and Jim Durburow as Vice Chairman.
Mr. Weeks seconded. Vote: Unanimous.

Minutes: Mr. Ray motioned to approve the December 7, 2009 minutes. Mr. Lyons seconded.
Vote: Unanimous.

South Brandywine Middle School waterline – Brian Bingham and Pat DeNardo of K&W Engineers and Bill Androwick were present representing Coatesville Area School District.

Mr. Monaghan stated that the Planning Commission recommended that the water line be extended just north of Strasburg Road and that the school district could, at their expense, bring the line to the school site.

After Board discussion Mr. Ray motioned to recommend to the Board of Supervisors to allow South Brandywine Middle School to tap into PAWC and bring the water line up to the corner of Rt. 82 and Strasburg Road and about 20 feet onto the school property. Mr. Weeks seconded. Vote: Unanimous.

Joel Brazy of Providence Hill Development – Townhomes

Mr. Lyons recused himself because he is part of the Providence Hill Home Owners Association (HOA).

1) Mr. Brazy explained that they have some ADA compliant spaces on Narragansett Lane but they are not ADA compliant “unloading” spaces because there are no wheelchair ramps adjacent to it. These spaces were put on the plan for public use and designed for a trail that connects multiple properties and a trail; both do not exist yet. Mr. Ray asked if the Home Owners Association (HOA) had contacted the builder about this. Mr. Brazy replied that the builder said that the township “signed off on the plan and that is what they are following.”

Mr. Schwab asked how someone will know in the future that this was changed. Mr. Brazy replied they could go back to the plans.

Mr. Schwab also asked if the road has been dedicated. Mr. Brazy replied they are owned by the HOA.

Mr. Della Penna stated that part of the parking bay may extend out of the right-of-way. Mr. Brazy replied that the parking bay is also owned by the HOA.

Mr. Della Penna stated that the spots in question were designed for outside residents not residents of the development and the HOA can work with the developer to put the parking lines down or if they have to, the HOA will do it.

Mr. Ray motioned to recommend moving ahead in converting the disabled spot on Narragansett Lane to a public spot as long as it is before the dedication. Jim Durburow seconded. Vote: Unanimous.

2) Mr. Brazy stated that there are no lights on Narragansett Lane and Shoreham Drive and they would like a recommendation from the Planning Commission to install them. Mr. Della Penna stated there are no lights because the parking spots were made for outside people to park and they didn’t want parking after dark.

Mr. Weeks asked who made that decision. Mr. Della Penna replied “the Board of Supervisors through conditional use.” Mr. Ray asked if they wanted solar lights and who would maintain them. Mr. Brazy replied that PECO gave them an estimate of \$12,000.00 to run the line and the Home Owners Association thought about solar with a cost of \$7,500.00 per light. The HOA will also take care of the lights.

3) Mr. Brazy asked the Planning Commission for a recommendation to put 2 curb depressions on Narragansett Lane and 2 on Watch Hill Road. Mr. Durburow asked Mr. Della Penna if the curbs should be there. Mr. Della Penna replied “yes.”

Mr. Schwab stated if the Home Owners Association approves the lighting, curbs, and parking spaces the Township should have them completed before dedication.

Mr. Amentas stated that there was discussion on making the parking spaces general access spaces so why not make them public spaces. Mr. Amentas also stated that the Township should have something recorded on the plans regarding the parking spaces.

Mr. Ray made a motion to recommend to the Board of Supervisors to allow the curb depressions and to leave the decision on the parking spaces and the lighting up to the Home Owners Association. Mr. Weeks seconded. Vince Lyons abstained. Vote passed.

Adam Brower, E.B. Walsh & Assoc., representing Scott Farm Estates Subdivision – Mr. Brower explained that Scott Farm Estates is a 75 lot development on the west side of Mount Carmel Road in the R2 district with 44 acres of open space. They will also have public water and gravity sewer. Mr. Brower also stated that Doutrich Homes is planning on selling part of the development rights to Dilsheimer Communities.

Mr. Monaghan asked if the existing home and barn located on the property are buffered by the open space. Mr. Brower replied “it is.”

Mr. Ray asked if there are any issues with bog turtles in the wet lands. Mr. Brower replied “there are no issues.”

Mr. Schwab asked if their permit has expired. Mr. Brower replied he is not sure if their 5 years are up since the plans were not recorded.

Mr. Ray asked Mr. Brower what he wants the Planning Commission to consider tonight. Mr. Brower would like to get a favorable recommendation from the Planning Commission or reissue the conditional approval. Mr. Ray made a motion requesting permission for the Planning Commission to ask Vince Pompo if Scott Farm’s conditional approval is still good. Mr. Monaghan seconded. Mr. Digian abstained. Vote passed.

Mr. Ray motioned to end the meeting at 9:00 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully Submitted,

Denise Miller
Township Secretary