

PLANNING COMMISSION
APPROVED MINUTES
July 1, 2013
6:30 PM

In attendance: Jim Durborow, Chairman; Vince Lyons, Member; Garth Monaghan, Member; Jim Weeks, Member; Joe Perzan, Member; Joe Perzan, Member. Vice Chairman John Schwab and BOS liaison Chris Amentas were absent.

April 1, 2013 minutes – Mr. Durborow made a motion to approve the April 1, 2013 minutes as presented. Mr. Lyons seconded. Vote passed. Mr. Perzan not in attendance at this time.

May 6, 2013 Planning Commission minutes – Mr. Durburow made a motion to approve the May 6, 2013 Planning Commission minutes as presented. Mr. Monaghan seconded. Vote: Unanimous. Mr. Perzan not in attendance at this time.

Mr. Perzan arrived at 6:30 PM.

May 20, 2013 Planning Commission workshop minutes – Mr. Durburow made a motion to approve the May 20, 2013 Planning Commission workshop minutes as presented. Mr. Monaghan seconded. Mr. Weeks abstained. Vote passed.

720 Buck Run Road sketch plan – Metui Veisauyadra representing Youth With a Mission. Mr. Veisauyadra presented the Planning Commission Members with a sketch plan for the barn on 720 Buck Run Road. Mr. Veisauyadra stated that this property is currently used for agricultural purposes; however, they are asking permission to remodel the barn to use it for additional space for their staff as a meeting room, lounge, and recreation. Mr. Veisauyadra also stated that this will not be used for public use. Mr. Lyons stated that he is in favor of this proposal as long as the barn is used for residential use for staff only, holding no classes, and meeting all of the township zoning requirements and codes. Mr. Lyons also stated that Mr. Veisauyadra will have to get a structural engineer for the barn. Mr. Monaghan made a recommendation for Mr. Veisauyadra to proceed to Rob McLarnon, Zoning Official, for analysis of this site and to see if it is applicable. Mr. Lyons seconded. Vote: Unanimous.

Mr. Durburow stated that the Planning Commission has a vacancy to finish the 2011-2014 term, and interested candidates should email their resume to secretary@eastfallowfield.org.

Other items discussed

South Brandywine Middle School sewer project – Mr. Lyons questions if the certified failures were remediated. Mr. Monaghan made a motion to affirm their decision for the force main along Route 82 and then over to the school. Mr. Lyons would like to add “with the information we have been given.” Mr. Monaghan made a motion to recommend to the Board of Supervisors that the whole South Brandywine Middle School project be reevaluated and consideration strongly given to a water line along Route 82 South that would then cross Strasburg Road at the Coatesville Area School District’s expense, to supply their need for water with septic to be onsite. Mr. Durburow seconded. Vote: Unanimous.

Proposed Hope Community Development – Mr. Durburow stated that he spoke with Ray Ott, Landscape Articute, and he stated that the Proposed Hope Community was way too much like government housing and should not be labeled as low income housing. Mr. Monaghan stated that the term affordable housing was used not low income. Mr. Durborow also stated that he spoke with Mr. Bentley, C.C. Planning Commission, regarding the proposed Hope Community and he said that after their review of the plans that Mr. Sisk, applicant, is going to revise his plans.

Mr. Durburow asked Mrs. Miller to send Mr. Ott the comprehensive plan (“comp plan”) committee names. Mrs. Miller replied that he has already sent Mr. Ott the list of the committee names. Mr. Durburow stated that Mr. Ott would like all of the committee members to have a copy of the current “comp plan.” Mrs. Miller replied that she will make copies for all the committee members. Mr. Durburow also stated that a reprehensive from the C.C. Planning will attend the first “comp plan” meeting on August 19, 2013 at 6:30 PM.

Adjournment: Mr. Durborow made a motion to adjourn the Planning Commission at 7:15 PM. Mr. Perzan seconded. Vote: Unanimous.

Respectfully submitted,

Denise Miller
Township Secretary