

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

April 02, 2007 Planning Commission Meeting Minutes

The meeting was called to order by Deborah Rush @7:40 p.m.

IN ATTENDANCE: Chairperson; Deborah Rush, Vice-Chairman Roger Brown, Members: Jim Durborow, Paul Daniels, Jim Weeks and Linda Hart, Secretary.

Roger Brown made a motion to approve minutes with the deletion of Public Discussion from the March 05, 2007 meeting. Second: Paul Daniels Voted: Deborah Rush, Jim weeks and Jim Durborow. Vote: Unanimous.

Recommendation - Nomination of Bernie Beegle as Member of Planning Commission

At the Planning Commission meeting on 04/02/07, Deborah Rush made a motion to recommend to the Board of Supervisors to reinstate Bernie Beegle for the 7th position on the Planning Commission to fill Dennis O'Neill's position.

This motion was seconded by Roger Brown. Vote: Jim Durborow, Jim Weeks and Paul Daniels. The motion was passed.

TICKET TO TOMORROW

Nancy Mohr was here to present to the Planning Commission findings from the East Fallowfield Community Conversation that was held on February 21, 2007 at the East Fallowfield Elementary School.

Nancy said that 185 residents turned out for the meeting on February 21, 2007. The findings from the meeting are listed below.

1. The residents of East Fallowfield are clearly concerned about the impact of development, increasing traffic, and the related loss of farmland and sense of

- community. They like the idea of passive parks and the one large, more active park.
2. Within the township population there are misconceptions and half truths about nearly every element of municipal government, planning and “who is responsible for what.” This does not indicate that anyone is intentionally bending the truth, but more likely that when everyone is bombarded with more information than they can handle, there are bound to be “short-circuits.”
 3. Traffic safety is major concern. East Fallowfield offers several secondary roads such as Strasburg, Buck Run and sections of Route 82 that are straight enough to tempt the speeder – and at the same time are hilly, interrupted by numerous access roads and certainly not appropriate for the coexistence of traffic, walking and biking.
 4. Large trucks use the township roads to avoid congestion in other areas. This situation may well be intensified in light of PennDOT’s plans to improve the Route 30 by-pass. Township roads do not have to permit non local truck traffic. Does the circulation element of the comprehensive plan address this?
 5. Homeowners and the township feel that they are left to handle stormwater problems and substandard construction. They are looking for help. They ask for impact fees which are not available for these problems.
 6. Property taxes continue to be a heavy burden, especially in the Coatesville School District.
 7. Municipal officials are elected by the residents of the township, but are rarely given the respect they deserve for stepping up to accept very demanding responsibilities on a nearly volunteer basis.
 8. Regional planning is one viable solution. There is much to be gained in handling the challenges of growth through joint planning, but the exercise should be initiated with full understanding that the success relies upon zoning ordinances that support the plan.
 9. Supervisors need to hear more frequently from the citizens, should hold more town meeting type sessions utilizing the Community Conversation format so that all opinions are respected and considered.
 10. As far as the important players in determining the future of the township, there was wide agreement that decisions are the responsibility of the elected officials.
 11. Other important players include the land trusts like the Brandywine Conservancy, the County Planning Commission, property owners, school boards, volunteers, and adjoining hopefully cooperative municipalities.
 12. In general, the greatest barriers to progress can be the failure of both elected officials and citizens to seek knowledge about planning, too much finger pointing and expectation that “someone else” is responsible for doing the job.

CHESTER COUNTY PUBLIC SAFETY TRAINING CENTER

Theresa R. Lemley from Riley, Riper, Hollin & Colagreco Attorney at Law was here to present to the Planning Commission their concept plan for the proposed Chester County Public Safety Training Center and to obtain the input of the Planning Commission with respect to this project. Agreement of sale was signed with PECO Energy for 70 acres in the East Fallowfield (44.7 acres)/South Coatesville (25.3 acres) area that meets the requirements of size, central location, cost, and environmental compatibility. The Phase 1: Basic Facility obtain the land, begin site development, design with view toward Phase 2, initial training facilities for all disciplines: Tactical Village: burn building, smoke house, drill tower, field operations center, indoor range and shoot house, driving course and paved training area. Phase 2: Enhanced Facility, complete site development, academic building, outdoor range and backup 9-1-1/EOC.

Gary Smith, the President of Chester County Economic Development Council. Mr. Smith said that his organization would function as the developer. Mr. Smith said that they are charged with responsibility by the County to ask them to help facilitate site selection process and go through land development approvals and secure necessary funding and grants and other support. Mr. Smith said that this facility is where first responders would come together to train.

Mr. Edward J. Atkins, the Director of Department of Emergency Services Chester County gave the presentation of the Chester County Public Safety Training Center to the Planning Commission. Mr. Atkins said each year 450,000+ residents in Chester County place about 300,000 calls for help to the 58 Fire/Rescue/Emergency Medical Services (EMS) Organizations and 45 Law Enforcement Agencies in 73 municipalities. Every major incident, regardless of cause, requires a coordinated response across disciplines. The emergency responders need a Public Safety Training Facility where: All disciplines train together, common training is conducted to enhance safe and efficient mutual aid, a variety of realistic props are available that simulate multiple scenarios, the emergency responders can practice establishing and operating Incident Command under a Unified Command Structure as required by the National Incident Management system and there is sufficient room for realistic large scale training and exercises.

The opportunity: The need for a Public Safety Training Facility presents Chester County with a unique opportunity to improve relationships across governmental boundaries and with the private sector to enhance protection of life, property, the economy and the environment. Factors that reinforce this opportunity include: Municipal support of the individual emergency response organizations and support for the concept of centralized Public Safety Training Facility, County Financial support for building and maintaining the facility and continued support of emergency responder training and operations, State financial support for building the facility combined with environmental support and guidance for potential brownfield site remediation, Federal support for building the facility and continued support of training operations and Private sector support for building and operational training activities.

Mr. Atkins said the multi-jurisdictional, multidisciplinary Public Safety Training Facility allows for cost effective training operations since many facilities can be shared between disciplines. The Facility will have the following components: Administration, Classrooms, Back up 9-1-1 Center, Back up EOC, Defensive Driving, Search & Rescue Building, Vehicle Burn/Rescue Area, Helicopter pad, Storage, Outside Shelters, Training Tower, Structural Collapse, Pond/Stream, Aircraft Crash Site, Firing Range, Tactical range, K-9 training, burn building, HazMat Pad, SCBA fill station, LPG burn pad, Liquid Burn Pad, Tank Car Props, Storage Tank Props, Flash over Simulator, Confined space & Utility pole props.

Mr. Atkins said Building the Facility requires the following: County Commissioners, Implementation Team, Department of Emergency Services, Chester County Economic Development Council, Bernardon Haber Holloway (Architect), Remington Group (Project Management), Riley Riper Hollin & Colagreco/Manko, Gold Katcher & Fox (Legal Team) and Advanced Geoservices. They have some funding already for the facility: \$5 million from the Chester County Commissioners, \$3 million from the U.S. Dept of Transportation, and PECO gave them a discount of \$218,750 for the land. They are looking for the facility to be done by the summer of 2010.

Mr. Chris Reitz from Bernardon Haber Holloway (Architect) said that 32.7 acres is in East Fallowfield Twp and 25.3 acres is in South Coatesville and they are selling 12 acres in the one corner of the property to the National Guard. The primary entrance will be accessed off Doe Run Road and the secondary entrance off of Doe Run Rd. Mr. Reitz said that they are proposing to locate the buildings where the existing meadows are to minimize tree disturbance. Deborah Rush asked that before they bring plans in for review that they review our ordinance regarding tree disturbance.

Major James Fluct from the National Guard said that they will use the site to house 180 men. There will only be 5 full-timers during the week and the Township will only see the 180 soldiers during 1 week of a month. He said by the time the site is built most of the soldiers should be coming back from Iraq, but he said even with that you won't see any more activity. He said there will be no live firing, it is just to house equipment and house the soldiers for weekend drills. He said that the facility will cost about \$7 million. All construction for the National Guard building is with Federal funding. Deborah Rush asked about security at the facility. Major James Fluct said that the military equipment will be held within a fenced area and the arms stored within the building are stored in a Class 1 vault and other army security measures. Mr. Major James Fluct said that you would have to blow a brick wall down to get into it. Mr. Reitz said that the entire facility will be surrounded by fencing.

Deborah Rush asked if there will be other people on the site other than the 5 full-time soldiers. Mr. Atkins said once it's all gets up there will be some academic training and there will be 2 or 3 folks around there during the days. He said that the way the training schedules works out Fire freighters and EMT's generally train on nights and weekends and the police would use it during the day. Jim Durborow asked how they picked this site. Mr. Atkins said that they were originally looking down at the old

Lukens property because they used to have a police range back there. He said with Lukens being sold and resold that they have become difficult to deal with.

Roger Brown commented that it was mentioned before about incorporating our local Township police station into this plan as a gate keeper. Roger said that it would be beneficial both to the residents of the Township and also for additional security on the site. Mr. Atkins said yes that they have talked to Chief Mango about this but not sure where it stands right now, if there will be a separate building or if they get housed in the Academic Building. Mr. Reitz said it will be up to the Township if they want it close to the road or wouldn't mind it being in their building which is very far back and isolated.

PENNSYLVANIA-AMERICAN WATER COMPANY

Ted Reed from Pennsylvania-American Water Company was here to present to the Planning Commission regarding the Act 537 Plan. The Act 537 plan is sewage facility plan of Pennsylvania-American Water which is requirement from DEP as Pennsylvania-American Water goes into expansion of their sewage treatment plant. Mr. Stan Corbett, an engineer from URS, is an author of part of the Act 537 plan and is here to present to the Planning Commission what they need from the Planning Commission to move forward with the plan. Mr. Stan Corbett said that a letter dated December 20, 2005 from DEP determined that each tributary municipality must instead complete individual Act 537 planning efforts to more appropriately document municipal planning requirements. Mr. Corbett said that East Fallowfield has their own Act 537 plan that has been before DEP but there are still some concerns.

Mr. Corbett said that the one concern that they are trying to work with is that there are no flow projections for our Township as far as x amount of gallons and x amount years to be sent to Pennsylvania-American. Mr. Corbett said that whenever a Waste Water Treatment center is getting ready to run out of capacity not out yet but getting close DEP through Chapter 94 process requires that they start managing the limited capacity and submit a quarterly plan connection management plan to keep track of the projects that they still can fix it. Mr. Corbett said that Pennsylvania-American has been doing the quarterly reports for a number of years and the CMP is a project of on-going discussions with the tributary municipalities regarding their future wastewater needs and is updated quarterly based on information provided by the municipalities. Mr. Corbett said that it's the best data that is supplied to Pennsylvania-American as far as to each municipalities future needs. That data has been incorporated into the Act 537 plan because it is the only data that gives us any numbers for East Fallowfield Twp. Mr. Corbett said that he has discussed this with Jamie MacCombie who is our Sewer Consultant Engineer and doing our Act 537 plan and he felt that the flow projections that they discussed with him were a reasonable repetition.

Mr. Ted Reed that in the Pennsylvania-American CMP report that each municipality has projected what they think will be number of connections in each of the

next 5 years. Mr. Reed said that East Fallowfield does have a certain number of connections in the next 5 years that has been presented to Pennsylvania-American by the Engineers by the number of units that East Fallowfield has coming on in the subdivision and how many units within each subdivision and when they will be building. Mr. Reed said from that they have incorporated that into their Act 537 plan as well as the quarterly report on their CMP. Mr. Corbett said that existing flow from 2005 in East Fallowfield Twp was 77,580 gallons per day the plan expansion is to go to flow of 7 million gallons a day from the current flow of 5 million gallons a day. Deborah Rush asked if that is just for East Fallowfield and Mr. Reed said no that is for everyone. Deborah Rush asked Chris DellaPenna if he knows where Jamie MacCombie stands with getting the Township Act 537 plan done. Chris DellaPenna said that as far as he knows Jamie MacCombie initially submitted the Act 537 plan without the flow information and there were comments received from DEP and Jamie is working on the correcting the comments.

Mr. Corbett said that the way the Act 537 process works is the role of the Planning Commission is to provide written comments preferred version would be in a letter addressed to the Board of Supervisors just stating that you considered the plan and providing whatever comments you feel are appropriate. Mr. Corbett said that the Planning Commission is not required to make a recommendation for approval or disapproval. Deborah Rush asked about stream discharge. Mr. Corbett said the alternative would provide stream discharge for period November 1 to April 30 and land application for the period of May 1 to October 31. With land application occurring in the warm months of the year, the storage needs of the treated wastewater would be significantly reduced. Also, with land application occurring only in the warm months of the year, the application rate would increase to 6,000 gpd per acre.

Mr. Ted Reed said that the PAWC Act 537 Plan is different from municipal plans in that their focus is on sewer flows and future municipality sewer capacity needs rather than discussing land use and land development as required by municipalities. Mr. Ted Reed said that all that they are looking at is that PAWC will need x number of thousands of gallons of additional sewer flows in the next 10 years. He said that is the majority of the information that they are taking, but he said they will not try and tell the Townships what their land use needs will be or are. Mr. Reed said that the numbers East Fallowfield Twp gives to PAWC in our Act 537 Plan are the numbers that they will use in their Act 537 plan and what we will need.

Deborah Rush asked when the Township gives an estimate does that seal the Township into a contract for that specific amount or specific only to what you actually pump. Mr. Reed said that it is a combination of what all the municipalities are giving to PAWC at one time and there are 10 municipalities that flow into PAWC sewer system. Mr. Reed asked when you do the letter to the Board of Supervisors with concerns or comments regarding the Township Act 537 please copy to Mr. Reed at PAWC. Mr. Corbett said it's important you do that because part of the Act 537 any comments or concerns that the Planning Commission had regarding the Act 537 the Board of Supervisors would need to respond back in writing to the Planning Commission on how the comments or concerns that they had were resolved. Roger Brown said one the

comments in the letter would be that the Planning Commission urges the Supervisors to move full speed ahead to complete the Act 537 plan especially the concerns in respect to Cardinal Drive, Valmont Drive and Robin Rd.

PUBLIC DISCUSSION

Resident Buddy Rhoades said that the Training Facility is a great idea for the community and region.

Resident Bob King asked does it say that we can have 5,000 homes on the sewer and on the books we have 2,000 does that mean there is enough for 3,000 more homes and that it until we get expansion but once 2009 comes up does that open up to more development and are there a number of homes. Roger Brown said that we should put in the context of the comprehensive plan because the Township has more specific zones just for access to public water and sewer it can not be extended beyond that and that the Township is trying to preserve some of the Agriculture land in the area and also allowed single family homes on larger lots. Roger said that in our Northeast quadrant of the Township where we have 5 new developments in one small area. Roger Brown said that we are not planning on putting sewer lines throughout the Township. The Township knows that there will be development but we don't know the total number of houses, but the Township has a pretty good idea that it will be concentrated within a certain area.

Adjournment: Deborah Rush motioned to adjourn the Planning Commission meeting. Roger Brown 2nd. Vote: Unanimous.

Respectfully submitted,
Linda Hart, Secretary