

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

Approved minutes with the change on page 1, last paragraph the word I change to Chris Della Penna.

July 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, John Schwab, Bernard Beegle, Jim Weeks and Linda Hart, Secretary.

Roger Brown made a motion to approve minutes from the June 04, 2007 meeting. Second: John Schwab. Voted: Jim Weeks, Deborah Rush, Bernard Beegle and Jim Durborow. The motion was passed.

THE JOHNSTON PROPERTY

Dave Gibbons presented the Final plans to the Planning Commission regarding the Johnston property. DL Howell received Chris DellaPenna letter dated for June 29th, 2007 and are fine with his letter and there are a couple of outstanding items that they will meet before going to the Board of Supervisors.

First outstanding item is under Zoning Ordinance.

1.1 - The proposed driveways will require approval and permits from PA DOT since they will access directly onto Strasburg Road. The applicant has provided a copy of the permit issued for Driveway #3. The response letter states that they are still awaiting the permits for Driveways #1 & #2. These permits should be obtained and copies provided to the Township prior to final plan approval.

Second outstanding item is under Subdivision Ordinance.

2.5 - Section 613.G - In accordance with section 608.1 the required sight distance for the driveways should be 400 feet based on the 40 MPH speed limit on Strasburg Road. The plan notes that the available sight distance for the left view of proposed driveway #1 is only 352 feet and does not comply. Since Strasburg Road is

a Penn Dot road and the proposed driveways will require Highway Occupancy Permits, the applicant has requested a waiver from this requirement. Chris. Della Penna has no objection to this waiver request as long as the necessary permits are issued from Penn Dot.

Dave Gibbons said that they are asking for this waiver because of the one driveway is short of the Township requirement for sight distance and the waiver is contingent upon Penn Dot approving the Highway Occupancy Permit for the one driveway.

Third outstanding item is under Zoning Ordinance.

1.2 - Section 2400 - The property is listed on Historic Resource Map as included in the Strasburg Road Thematic District (SRTD 15) and therefore the requirements of this section would be applicable. The response letter states that the applicant is scheduled to go before the Historical Commission on July 11, 2007 to resolve this matter.

Dave Gibbons confirmed that they are on the Historical Commission agenda for July 11, 2007.

Fourth outstanding item is under Subdivision Ordinance.

2.1 - Section 502.B.13 - The proposed house numbers as assigned by the Postmaster should be provided on the plan when received.

Dave Gibbons said that is no problem complying with this request, they are just waiting to receive that information from Denise Miller, Township Secretary.

Fifth outstanding item is under Subdivision Ordinance.

2.4 - Section 507.D - This plan is a redesign of a previously approved subdivision. The Board should determine if the applicant had paid the required fee in lieu of providing park, recreation or open space land with the prior subdivision. If the fees were not paid for the prior subdivision they should be required for this current plan.

Dave Gibbons said that Denny Jr. will discuss this issue with the Board of Supervisors. John Schwab asked if the fees have been paid. Dave Gibbons said that the fees haven't been paid. Chris said that is true Denny Jr. said that they haven't been paid.

At the Planning Commission meeting on 07/02/07, Deborah Rush made a motion to recommend to the Board of Supervisors that the subdivision plan for the Johnston property be accepted for final subdivision contingent upon the following limitations.

1. Per Chris Della Penna letter 06/29/07 that all of the items cited are resolved.
2. A note is put on the plan that there will be no further subdivision under current zoning & subdivision requirements and the current layout of the lots.
3. A note is put on the recorded deed regarding the shared maintenance and plowing of all the shared driveways.
4. The Historic Commission comments and requirements are completed.
5. That Penn Dot permits are received.
6. The Planning Commission is agrees to the waiver of sight distance regarding section 2.5 on Chris's letter date 06/29/07 on the basis that Penn Dot grants the permits to the plan.
7. Approvals from the PA DEP and the Chester County Health Department should be provided prior to the Board signing the plans.
8. The "fee in lieu of" funds for the subdivision are escrowed with the Township.

This motion was seconded by John Schwab. Vote: John Schwab, Jim Durborow, Bernie Beegle, Jim Weeks & Roger Brown. The motion was passed.

THE PARK & RECREATION

Peter Massaro & Jan Bowers from the Park & Recreation commission are requesting a waiver from the Planning Commission regarding the storm water issue at the Township Park located at Buck Run Rd & Strasburg. Peter Massaro said that there is \$377,991.41 in the Fee in Lieu of fund escrow account. Peter Massaro said that the Township is obligated due to the grants to finance 10% of the construction cost. Peter said that in 2004 the park would have cost \$1.5 million but it will be more then that now. In April the Board of Supervisors stated that the Park & Recreation commission needed to go through the land development process regarding the park plans.

In the first Phase I of the park they will build a new entrance, parking lot, tot lot & has much trail system that they can construct with the available funds through the two grants that they have. Deborah rush asked if Phase 1 will include the building that was presented to the Planning Commission a couple of months ago. Peter Massaro said no it won't and they will not be using that building at the Park. They will instead at some point put a pavilion in. The park will have 44 or 48 parking spaces. Peter said that they would like to give the Landscape Architecture further direction to redesign the east side of the park incorporating the waiver.

Jan Bowers showed a plan on what would need to be graded to comply with the Township storm water ordinance. There would a lot of grading that would have to be done on the hill side and the creation of two very large and very deep storm water ponds which at this time have been decided not to discard them into the existing pond. Jan said that they were a gasp at this much grading and such large basins at the bottom of the hill that would only be handling storm water runoff from roughly the entrance road down.

It was said that Chris DellaPenna that the Park & Recreation request the waiver to ask that this project be considered redevelopment of a Park. There is a section of the storm water ordinance that typical requires a developer to assume meadow cause as a preexisting ground cover when calculating a runoff. Jan said that if they go back to a meadow condition as the preexisting condition the calculation would assume the entire east side of the Park is meadow and it is not meadow now. They don't have any runoff problems at the park now. They feel asking for this waiver the park could have a park appearance rather than a storm water gallery but still have the storm water management acceptable by changing the calculation.

Deborah Rush asked Chris DellaPenna why he feels this waiver is a good idea. If they give this waiver how will it not affect run off into the streams and not cause any great changes and that giving the waiver is the right thing to do. Chris said that it would create a better benefit to the park by not having the huge basins that are dumping into the pond.

Chris said that they are not asking for a waiver from storm water management they are going to do storm water management after development or after construction no more water will be coming off this site than there is now. But Chris said that they are required to comply with the volume control with the increase lime runoff from 2 year storm and they are not asking for a waiver from that so for all the smaller storms 90% of the storms that are 2 years or less they will be retained on site so it will actually be decreased. Chris said the only thing that they are asking for is the section in the ordinance that says you have to go back to a meadow and ignore what's out there.

They just want the waiver for:

At the Planning Commission meeting on 07/02/07, Deborah Rush made a motion to recommend to the Board of Supervisors that the Planning Commission agrees to the waiver for Storm Water Management Section 621.C.3.a and 621.C.3.b of the Subdivision Ordinance that a waiver is granted for the East Fallowfield Community Park Phase 1.

This motion was seconded by John Schwab. Vote: Roger Brown, Jim Durborow, Bernie Beegle, Jim Weeks. The motion was passed.

They just want the waiver for:

Section 621 - Storm Water Management.

C. #3(a) Woodland shall be used as the prior condition for those portions of the site having trees; for those portions having trees greater than six (6) inch caliper DBH or where such trees existed eighteen months prior to the application date.

C. #3(b) Meadow shall be used for all other areas, including areas which are presently covered by impervious surfaces.

PLANNING COMMISSION DISCUSSION

Deborah Rush said the next move for the Planning Commission is to formally recommend to the Board of Supervisors that the Zoning Ordinance Amendments on Open Space Design that was submitted by Tom Comitta is correct.

At the Planning Commission meeting on 07/02/07, Deborah Rush made a motion to recommend that the Board of Supervisors adopt the most current Open Space design as submitted by Tom Comitta on April 24, 2007.

This motion was seconded by Roger Brown. Vote: John Schwab, Jim Durborow, Bernie Beegle, Jim Weeks. The motion was passed.

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

Respectfully submitted,
Linda Hart, Secretary