

**East Fallowfield Township
Planning Commission
APPROVED Meeting Minutes
June 17, 2024**

The June 17, 2024 meeting of the East Fallowfield Township Planning Commission (PC) was held in person at the Township Building.

Attendees:

Michael Domboski, Chairman
Deborah Stoff, Vice Chairman
Sue Monaghan, Member
Guido Giuntini, Member
Ray Smith, Member via phone call in
Scott Swichar, Township Manager
Barry Stingel, T&M Architect
Zach Brandford, Senior Stormwater Engineer
Bill Slawter, ICS Construction Manager Contractor for CASD
David Shrerader, Consultant for CASD
Catherine VanVooren, CASD Superintendent
Mike McWilliams, Westwood Fire Chief

Not Present:

Joe Heffern, Member
Joe Perzan, Member
John Nielsen, Alternate Member

Open Meeting

Call to Order: The meeting was called to order at 6:30 pm by Chairman Domboski.

1. **Discuss item priorities and order of below agenda items.** Motion to proceed in that order with no changes.
2. **Meet with CASD on application for South Brandywine Elementary School Land Development:**

Barry Stingel from T & M spoke about the most recent updates regarding the new school. He first brought to the Planning Commission's attention that the historic resources analysis was recently sent to the township for review. The existing School Zone Signs will be analyzed to make sure they are up to code and in working order. They are not very old so the hope is to utilize the existing ones if possible.

The previously discussed sidewalk/pathway going from the school on 82, crossing Strasburg Road, going towards the park was confirmed to be 10 feet wide. It was also discussed that there would be pedestrian crosswalks added with ADA compliant ramps. Barry Singel mentioned that the crosswalk would go east to west and then cross Strasburg road to get to the park. Chairman Domboski suggested that it might go the other way (crossing at 7 T's) so that it would not disrupt the private residence on the opposite corner but it was stated that there is no easy way to define a corner with a ramp at 7 T's. Chairman Domboski was supportive of that decision as long as it was the best and safest choice. It was confirmed that there would also be an addition of pedestrian signage placed so that cars are aware of the crosswalks assisting pedestrians. Susan Monaghan asked about a previous idea of a traffic circle at that intersection. Barry Stingle stated that a traffic study was done and PennDot asked that Stormwater Management be pushed back a bit in the event they should revisit that idea in the future. Ray Smith had questioned whose responsibility it would be to notify the resident that a crosswalk and curb would be added by their home. Barry Stingle noted that if it is in the public right of way then notification would not be required. Chairman Domboski stated that he and Township Manager Swichar can look into that.

3. Approval of December 21, 2020 Planning Commission Meeting Minutes: Chairman Domboski informed the group that he checked with Legal Counsel to confirm that the current members can vote on old minutes being presented, even if they were not members at the time the meeting took place. The current members reviewed the December 21, 2021 minutes and had no comments or changes to make.

MOTION: Chairman Domboski made a motion to approve the December 21, 2020 Planning Commission meeting minutes as presented.

VOTE: 5-0

4. Approval of January 11, 2021 Planning Commission Meeting Minutes: The Planning Commission reviewed the January 11, 2021 minutes and had no changes to make.

MOTION: Chairman Domboski made a motion to approve the January 11, 2021 Planning Commission meeting minutes as presented. Ray Smith seconded.

VOTE: 5-0

5. Approval of May 6, 2024 Planning Commission Meeting Minutes: The group did not have any changes or comments about the May 6, 2024 unapproved Planning Commission Meeting Minutes.

MOTION: Chairman Domboski made a motion to approve the May 6, 2024 Planning Commission meeting minutes as presented.

VOTE: 5-0

6. Old Business: None.
7. New Business: Member Susan Monaghan had asked if anyone knew anything about the property across the street. Chairman Domboski stated he heard it was up for sale. Member Guido Giuntini then asked if the traffic study for the new school is available somewhere to review. Chairman Domboski and Township Manager Swichar both stated they will check to see if they have a copy of the study.

Vice Chairman Deborah Stoff brought up some questions about the Township Website specifically about the Permitting process. Township Manager Swichar asked the Vice Chairman to email him what she finds inaccurate so that they can review it. The Manager stated they are currently looking at their website and also some permitting software that will hopefully address these issues.

8. Adjournment:

MOTION: Chairman Domboski made a motion for the June 17, 2024 Planning Commission meeting to adjourn at 7:12 pm. Susan Monaghan seconded.

VOTE: 5-0