

**East Fallowfield Township
Planning Commission
APPROVED Meeting Minutes
September 15, 2025**

The September 15, 2025 meeting of the East Fallowfield Township Planning Commission (PC) was held in person at the East Fallowfield Township Building.

Attendees:

Not Present:

Ray Smith, Chairman
Deb Stoff, Vice Chairman
Guido Giuntini, Member
Charles Reed, Member
Joe Heffern, Member
Jerry Dickinson, Member
Sue Monaghan, Member
John Keepel, Representative for BigFoot Automotive
Mike Harvey, BigFoot Automotive Owner
Dennis Fallon, Resident at 105 Mortonville Road
John Carnes, Solicitor for the Zoning Hearing Board

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

Open Meeting:

- 1. Discuss item priorities and order of the agenda items below:** Motion to proceed in that order.
- 2. Notice of Variance Relief 105 Mortonville Rd. & Special Relief 152 Doe Run Rd:**
 - A. 152 Doe Run Road:** John Keepel, a representative for Bigfoot Automotive, spoke about the application for special exception for two parcels next to each other, 47-4H-5 + 47-4D-2, which are both owned by Bigfoot. Bigfoot is in a MU district (multi-use) and operating as an Automotive service station which is the by-right use of the property pursuant to the ordinance 2712021F. Bigfoot would like to be able to do automotive sales in addition to repairs and inspections. Bigfoot needs to prove to PENNDOT that they are zoned properly. It is pointed out that the parcel to the left is the actual shop and the zone to the right is being used as a parking area. There would be no changes to the meets and bounds, the building or even the lot itself. The only difference described is that the 5 car parking lot would then

have the same 5 cars but with stickers stating “for sale” on them. The way the ordinance reads is that automotive sales are permitted by special exception which is what Bigfoot is asking. It was expressed again that there will be no improvements, no additional impervious, no structures. As stated by John Keepel, it's about taking 5 of the vehicles that are parked there, and instead of them just being parked, they would now have stickers on a maximum of 5 vehicles. Member Joe Heffern asked if they anticipate increased traffic to and from the property. The owner of Bigfoot, Mike Harvey, stated they do not intend to be a big time dealership. Their intention is to provide a reasonable service to the community. Vice Chairman Stoff asked if they are changing any signage and Mike Harvey stated that he does not have plans to change signage.

Chairman Smith made a motion to accept the application and Joe Heffern seconded.

VOTE: 7-0

The solicitor for the Zoning Hearing Board was there to answer questions on the procedure. He stated that the Planning Commission already addressed it and all he had to add was that in this case of Bigfoot it is neither a special exception nor exemption. It is a permitted use of auto sales that the Planning Commission is giving guidance on.

- B. **Variance Relief 105 Mortonville Rd:** Dennis Fallon, the resident at 105 Mortonville road was there to seek approval of a new pole barn shed. There are 2 sheds currently existing on the property and it is intended to remove one of those sheds. The new shed would be moved closer to the road because if the owner would go the other direction he would face challenges in a flood plain. It was stated that it would be a 26'x28' pole barn-garage. The intention is to use it as a garage off of his driveway. Deb Stoff asked if a tree needs to be removed and Dennis confirmed the tree would not be removed. Chairman Smith asked if he was planning to run utilities to the garage and the homeowner stated he was planning to run electricity to it. Chairman Smith also asked the rest of the board if they believed there would be any negative impacts specifically with water runoff. The homeowner stated the water runoff would actually go towards his existing pond. Charles Reed asked if the driveway was stone or asphalt and it was confirmed to be stone. The homeowner mentioned possibly paving near the garage doors.

Chairman Smith made a motion to accept. Charles Reed seconded.

VOTE: 7-0

- 3. Old Business:** Jerry Dickinson asked if the Planning Commission was supposed to be doing a new comprehensive plan this year. He mentioned that there's been a lot of talk at the meetings about going through the ordinances and getting rid of some of the obsolete ones. Sue Monaghan advised that she believes, in terms of the ordinances, it should be bid out to a company that reviews ordinances and that in the past the sticking point has always been the financial aspect of finding someone to do that. Charles Reed noted that some ordinances that we have do not get enforced. It was mentioned that the township could do a better job of enforcing ordinances, especially ones affecting health and safety; such as parking on the streets potentially inhibiting an emergency vehicle from passing by. Sue Monaghan brought back the comprehensive plan stating that it should also be done with a consultant.
- 4. New Business:** Chairman Smith mentioned the Township asked him to discuss two things. One of them was a course on community planning and the second one was a course on subdivision and lot development. It was stated that the township pays for members of the Planning Commission to take those courses.
- 5. Adjournment:**

MOTION: Chairman Smith made a motion for the September 15,2025 Planning Commission meeting to adjourn at 7:07 pm.