

PLANNING COMMISSION
APPROVED MINUTES
March 4, 2013
6:30 PM

In attendance: Jim Durborow, Chairman; John Schwab, Vice Chairman; Vince Lyons, Member; Garth Monaghan, Member; Jim Weeks, Member; Joe Perzan, Member; Chris Della Penna, Township Engineer; Mark Toth, BOS Vice Chairman; Joe Pomorski, BOS Member. Member Fran Digian and BOS liaison Chris Amentas were absent.

February 18, 2013 minutes – Mr. Durborow made a motion to approve the February 18, 2013 minutes as presented. Mr. Monaghan seconded. Mr. Perzan abstained. Vote passed.

Jansen lot line change – Mark Padula, P.E. of Register Associates, presented the Commission with a lot line change for Robert and Ashley Jansen of 222 Glenrose Road with no construction proposed. After discussion Mr. Durburow made a motion recommending the subdivision based on Della Penna Engineering's February 25, 2013 letter, approving the subdivision of a 2.148 acre parcel owned by Michael L. & Kathryn A. Poole located at 240 Glenrose Road and convey it to Robert P. & Ashley G. Jansen of 222 Glenrose Road, contingent on approvals from the Chester County Health Department and the Chester County Planning Commission. Mr. Lyons seconded. Vote: Unanimous.

Mr. Della Penna suggested that the Planning Commission should include the waivers from his letter in their motion. Mr. Durburow amended his motion to include **Section 22-505 2.6** The applicant is requesting a waiver from this section which requires a Conservation Plan to be included with the final plan. Since no new construction is proposed and the plan already shows much of the required information, Mr. Della Penna stated that he has no objection to such a waiver request. **Section 626.1 2.12** Concrete monuments should be placed around the perimeter of the tract being subdivided in accordance with this section unless the applicant requests a waiver. Mr. Padula stated that they do not want to monument Mr. Poole's property. Mr. Della Penna stated that he would support this waiver if requested. **Section 503.C 2.5** Since no new construction is being proposed the applicant is requesting a waiver from this section which requires supporting supplemental data to be submitted with the final plan. However since some of the supporting materials must be submitted such as applicants, fees etc. Mr. Della Penna states that he does not recommend that this waiver be granted for the entire section. The applicant should request more specific relief, such as from an Improvement Construction Plan, (§ 22-506), if this is their intent. Mr. Lyons seconded. Vote: Unanimous.

South Brandywine Middle School – Mr. Schwab stated that the township comprehensive plan does not allow water or sewer south of Strasburg Road. Mr. Monaghan asked Mr. Mark Kurowski, K&W Engineering, who suggested running a line on Strasburg Road. Mr. Kurowski replied "the Board of Supervisors." Mr. Durborow asked Mr. Kurowski if there are any worries about going through the wetlands. Mr. Kurowski replied that there are a couple of crossings where they will have to secure some basic permits. Mr. Kurowski also stated that he spoke to the Park and Recreation Commission ("P&RC") about directionally boring those so they do not have to open cut across the channels of the wetlands. Mr. Durburow asked Mr. Kurowski if a cost analysis for the Doe Run Road option was performed. Mr. Kurowski replied that there was an analysis done and it is considerably cheaper for the School District for the Doe Run Road option.

Mr. Kurowski stated that Triple Fresh Market and the neighboring property owner have stated that they are interested in sewer and possibly contributing money to the project. Mr. Durborow stated "with that being said Carriage Crest could be served from the other entrance." Mr. Kurowski replied that the grade south of Strasburg Road might be falling and it would make it tough to come backwards. Mr. Perzan asked if Mr. Kurowski's work is ending at the pump station. Mr. Kurowski replied "no, they are taking the force main through the woods all the way up against the pump station." Mr. Durborow also stated that there is a sewer stub going onto the park land. Mr. Monaghan stated there is an easement between two homes on Ivy Lane which was intended to serve the park with a restroom; this was before the BOS decided to extend the water and sewer beyond the franchise limits. Mr. Della Penna asked Mr. Kurowski if Jamie MacCombie's analysis was based on current or future need for hook up. Mr. Kurowski replied that the question was predominately how many residents could be connected. Mr. Monaghan asked Mr. Kurowski the ground breaking time frame. Mr. Kurowski replied that they still have to get permits from the Department of Environmental Protection and still finishing up the franchise area extension approval from the Public Utility Commission ("PUC"). Mr. Monaghan asked if the permitting has been before the "PUC." Mr. Kurowski replied that Pennsylvania American is handling the "PUC" permitting. Mr. Kurowski also stated that he will return periodically with updates. Mr. Perzan replied that he does not see a need for more updates.

Mr. Lyons asked the other "P&RC" members if they had an update on the proposed "Airport Overlay Ordinance" regarding their concerns that there is no language specifying a 35 foot waiver and most of East Fallowfield Township is below the grade of the runway, which is zero level anyway, for the proposed ordinance. Mr. Schwab replied that he spoke with Vince Pompo and he said that he is looking into their concerns.

Adjournment: Mr. Durborow made a motion to adjourn the Planning Commission at 7:50 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Denise Miller
Township Secretary