

**WEST PIKELAND TOWNSHIP  
1645 ART SCHOOL ROAD  
CHESTER SPRINGS, PA. 19425**

**BOARD OF SUPERVISORS MEETING  
June 16, 2008**

The Board of Supervisors of West Pikeland Township met on June 16, 2008 at the Township Meeting Room. Those in attendance were Robert Shemonsky, Chairman; Richard Bright, Vice Chairman; Robert Barker, Supervisor; Harold Hallman III, Supervisor; William Cracas, Supervisor; Jeri L. Diesinger, P.G., Township Manager; Shane Clark, Chief of Police; Guy Donatelli, Solicitor; Harry Miller, Director of Facilities, and Joan Matthews, Township Secretary.

**I. CALL TO ORDER: 7:30 P.M.**

**II. PLEDGE OF ALLEGIANCE**

**III. EXECUTIVE SESSIONS** - Mr. Shemonsky announced that the Board of Supervisors met in Executive Session on June 2, 2008 for personnel reasons.

**IV. MEETING MINUTE APPROVAL** -Mr. Cracas made a motion to approve the minutes of the May 19, 2008 meeting with corrections noted by Mr. Hallman III. Dr. Bright seconded the motion. After no further discussion, the motion was carried with all voting Aye.

**V. PERSONS WISHING TO BE HEARD**

- A. **Linda Glaum** – asked about the status of the Tom Oates agreement. Mrs. Diesinger stated that the agreement has been signed. Terms will be reviewed with the Board at a future meeting.
- B. **Vincent Tricome**- of Jacques Circle stated that the Twin Hills Homeowner’s Association replacement of shrubs, deciduous and evergreen trees in the development is not in compliance with the Twin Hills Subdivision Landscape Plan. The Township Secretary will review the recorded plan to see if this is a matter of township jurisdiction.
- C. **Beth Madarang** – wished to thank the Board for having the fields mowed and asked when the road banks will be mowed. Mrs. Diesinger stated that the public works employees are currently mowing intersections and intend to mow the remaining road banks as the schedule allows.
- D. **Mrs. Diesinger** –reported that additional time or assistance is needed to complete mowing and trimming of township properties and roads. Mr. Cracas made a motion to authorize payment of overtime for the two public works employees, or the hiring of a part-time person during the summer months only. Mr. Barker seconded the motion. Chief Clark stated that he has a person who needs to complete community service of 50 hours. Mr. Shemonsky stated that the community service person will be discussed in Executive Session. After no further discussion, the motion was carried with Dr. Bright, Mr. Barker, Mr. Cracas, Mr. Shemonsky voting Aye, and Mr. Hallman III voting Nay.
- D. **Rob Kocher** – inquired about the culvert replacement project on Upper Pine Creek Road. Mrs. Diesinger stated that DEP is requiring a Bog Turtle Study before construction. Mr. Kocher asked about the recent cuttings along the hedgerow at the practice field at Pine Creek Park. Mrs. Diesinger stated that invasive, prickly multi-flora roses and vines were trimmed. Mrs. Diesinger also reported that fencing quotes are currently being obtained for

along the hedgerow due to the slope. Mr. Shemonsky requested that the Park and Recreation Board be consulted before any further vegetation is removed within Township Parks.

- E. **Sandy Heilman** – asked about the status of the Pine Creek entrance bridge repairs. Mrs. Diesinger. Mrs. Diesinger stated that Yerkes Associates is currently drafting bid specifications to be advertised for bids.
- F. **Harold Hallman III** – asked about the status of the Auditor’s Report. Mrs. Diesinger will contact the Auditor. The most recent status was that one piece of information remained to be obtained and the report should be available soon.
- G. **William White** – stated that the Township Building is in need of weeding, mowing, and painting and presently looks terrible. He suggested that the community service person be assigned to the needed maintenance items.
- H. **Robert Shemonsky** – stated that due to the recent power outages, he would like to find out what the expectations of the community are of what the Township should provide during emergency situations. A discussion ensued regarding coordinating the Communications Committee and Emergency Management to discuss this matter.

## VI. REPORTS

- A. **Art and Culture Committee** - Mr. Matthews summarized the committee's May 5, 2008 meeting and submitted recommendations to the Board. Mr. Cracas made a motion to authorize the Arts and Culture Committee a subscription to the Greater Philadelphia Cultural Alliance County Outreach in the amount of \$75.00 and in addition appoint a township staff member to maintain a web site calendar for events. Mr. Barker seconded the motion. After no further discussion, the motion was carried with all voting Aye. Mr. Hallman III made a motion to have the Township Solicitor investigate the possibility of having an Authority manage all events regarding the Cultural Center. The motion was not seconded.
- B. **Building/Zoning Officer** - Mr. Shemonsky read the Building/Zoning Officer's report for the month of May 2008.
- C. **Communications Committee** – Mr. Butchkoski stated the committee would like to update the website and is seeking students from Downingtown East High School to assist.
- D. **Emergency Management Planning Committee** – Mrs. Matthews stated that a meeting should be held soon with the Emergency Management Team to discuss the formulation of a committee and updating the current Emergency Response Plan.
- E. **Financial Review Committee** - Wayne Freese summarized the minutes of their recent meeting of June 9, 2008. The minutes are on file in the Township office. Mr. Freese presented the board with comparisons of Public Works and Administrative costs for seven townships of appropriate same size and character. Mr. Cracas made a motion to authorize the Financial Review Committee to meet with the Township Manager during the 2009 budget preparation. Mr. Shemonsky seconded the motion. After no further business the motion was carried with all voting Aye.
- F. **Fire and Ambulance Services** - Mr. Shemonsky read the fire and ambulance reports for May 2008.
- G. **Open Space Advisory Committee**-Curt Grogan summarized the criteria packets submitted to the Board. Mr. Grogan stated that Diane Rosencrance from the Natural Lands Trust would be making a presentation on Smart Conservation, which the committee recommends, be used as a tool to prioritize parcels for natural and agricultural resources in the Township. Mr. Grogan also suggested that the Board consider the funding aspect of the Open Space Program at this time. Mrs. Diesinger gave an overview of what has been accomplished relating to the funding aspect. Mr. Donatelli recommended that the

Committee meet with the Board in Executive Session to review proposed parcels for consideration of approval.

- H. **Police Report** - Chief Clark read the May 2008 police Report. Mrs. Diesinger read a letter of appreciation from a township resident for service provided by Chief Clark and Sgt. O'Connell relating to a recent burglary at their residence.
- I. **Planning Commission** - Mr. Miller gave a summary of the recent June 9, 2008 Planning Commission meeting.
- J. **Park and Recreation** - Mr. Carreiro gave a summary of the Board's meeting of May 1, 2008. Mr. Barker requested that Mrs. Diesinger contact Senator Andy Dinniman for possible funding and grant opportunities that would relate to earth moving practices for field construction at Pine Creek Park.
- K. **Strategic Planning Committee** – No report
- L. **Treasurer's Report** - Mr. Shemonsky read the Treasurer's report for June 16, 2008.
- M. **Windolph Knoll Master Site Plan Committee** – Nancy Bartley gave a summary of their May 28, 2008 Meeting. The committee will be sending out a survey to township residents and the possibility of including it in the next newsletter was discussed.
- N. **Motion to Receive Reports**- Mr. Cracas made a motion to accept the reports. Mr. Barker seconded the motion. After no further discussion, the motion was carried with all voting Aye.

## VII. UNFINISHED BUSINESS

- A. **Multi Municipal Auction** – Mrs. Diesinger reported that the auction was held on June 11, 2008 and netted \$4,000.00. East Bradford and Thornbury Townships participated.
- B. **Response to LYA Letter** –Mr. Shemonsky announced that the Township received a letter from LYA announcing their intention of limiting the participation of resident children from their program unless an additional field is provided or a \$15,000.00 escrow is established. Mr. Shemonsky made a motion to pay LYA up to \$15,000.00 so they can rent full size fields so the resident children can continue to play this year and discontinue efforts to construct a field a Pine Creek Park and concentrate our efforts on the Windolph Knoll property. Dr. Bright seconded the motion. A lengthy discussion ensued regarding time constraints, costs of construction and engineering fees. The motion was not carried due to Mr. Barker, Dr. Bright, Mr. Hallman III and Mr. Cracas voting Nay. Mr. Barker made a motion to accept the LYA letter's offer to give them \$15,000.00 and they will in turn donate it back to the Township to be held in an escrow account and the Township will obtain another bid for engineering costs and construction costs for the field at Pine Creek Park. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- C. **Response concerning combine removal** – Mr. Shemonsky made a motion to have the Township Solicitor take appropriate action to remedy a solution to this matter. Mr. Barker seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- D. **Inspection of light at 401 and 113** – Mr. Shemonsky stated that he has personally investigated traffic backups at the intersection of Routes 113 and 401. Mr. Shemonsky has observed that the signals need to be re-evaluated during the morning and evening rush hours.
- E. **Collins Zoning Hearing** – Mr. Shemonsky read the Zoning Hearing Board's Decision dated June 4, 2008 of Ray and Sandy Collins of 429 S. Saddlebrook Drive. The Collins were granted variance relief to install a swimming pool with associated impervious coverage.

## VIII. NEW BUSINESS

- A. **Bills for Approval** – Mr. Barker made a motion to approve the bills submitted with corrections noted by Mr. Hallman III, specifically check #1361 be voided and the approval for payment of the invoice submitted by Gilmore and Associates. Dr. Bright seconded the motion. After no further discussion, the motion was carried with all voting Aye. Mr. Hallman III abstained from checks #1330 and 1356. Mr. Hallman III then stated he had found several more errors in the list of bills. Mr. Cracas made a motion to authorize the Township Manager to review the bills submitted and make appropriate corrections for payment as needed. Mr. Barker seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- B. **New Hire** – Mr. Cracas made a motion to approve the hiring of John Sciandra as part-time public works employee at \$14.50 per hour with a 90-day probationary period. Dr. Bright seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- C. **Miss Betty's Day Camp** – Mr. Barker made a motion to approve an abatement of the rent for the year 2008 because of the work they have accomplished on the property, and the requirement of a payment of \$3,000.00 for the cost of police service. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- D. **Environmental Advisory Committee Ordinance** – Mrs. Diesinger reported that the proposed Ordinance will be advertised and considered for adoption at the July 21, 2008 Board of Supervisors meeting.
- E. **Land Trust/Open Space Advisory Committee** – Diane Rosencrance from the Natural Lands Trust presented Conservation Resources Prioritization tools created for natural and agricultural priorities for the Township. Mr. Barker made a motion to accept the Smart Conservation and prioritization mapping documents as recommended. Dr. Bright seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- F. **Comprehensive Plan and Zoning Ordinance Update** – Mrs. Diesinger presented proposals from Thomas Committa Associates and Gilmore and Associates for the appointment of a consultant. Mr. Shemonsky stated that he would like more information before making any formal actions due to the discrepancies in the quotes.
- G. **Yasgur Farm Subdivision Extension** – Mr. Cracas made a motion to approve the 60-day extension for the Yasgur Farm Subdivision to August 17, 2008. Mr. Barker seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- H. **Amendment to Fee Schedule** – Mr. Cracas made a motion to amend Resolution 2008-02-09, Schedule of Fees, specifically the Solicitation Fee from \$25.00 to \$100.00. Mr. Barker seconded the motion. After no further discussion, the motion was carried with all voting Aye.
- I. **Barn Demolition** – Mr. and Mrs. David Harvey have made application for a barn demolition at 901 Evergreen Drive. The application has been reviewed by the Historic Commission at their May 27, 2008 meeting and now is presented to the Board of Supervisors for a decision according to the West Pikeland Township Zoning Ordinance Section 804. The Historic Commission member Robert Plater-Zyberk submitted the Commission's recommendations to Mr. Cooke and the Board. Lila Smith, member of the Historic Commission stated that Mr. Plater-Zyberk's written recommendations were not reviewed by the Commission and did not represent the consensus of the entire Historic Commission. The Board was in agreement that this matter should be reviewed again by the Historic Commission and recommendations sent to the Board of Supervisors and Building/Zoning Codes Enforcement Officer. Mr. Donatelli explained to Mrs. Harvey that

the Board can either deny or approve demolition of the barn or grant zoning relief for a particular use. Mr. Donatelli informed Mrs. Harvey that she would have to seek professional advice concerning the options of making application for zoning relief.

**IX. ANNOUNCEMENTS**

- A. ***Anselma Crossing Conditional Use Hearing***- will be held on June 26, 2008 at 7:00 p.m.
- B. ***ACMEC Conditional Use Hearing*** - Mr. Shemonsky announced that the ACMEC Conditional Use Hearing is proposed to be held July 10, 2008.
- C. ***Next Board Meeting*** - Mr. Shemonsky announced that the Board will meet once per month through September 2008. The next Board of Supervisors meeting will be held on July 21, 2008 at 7:30 p.m.

**X. PERSONS WISHING TO BE HEARD** – There were none

**XI. ADJOURNMENT** - Mr. Cracas made a motion to adjourn the meeting at 10:52 P.M.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary