

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

**Anselma Crossing, LP
CONDITIONAL USE HEARING
June 26, 2008**

The Board of Supervisors of West Pikeland Township met on June 26, 2008 for a public Conditional Use Hearing to consider the application of Anselma Crossing LP. Those in attendance were Robert Shemonsky, Chairman; Richard Bright, Vice Chairman; Robert Barker, Supervisor; Harold Hallman III, Supervisor; Jeri L. Diesinger, P.G., Township Manager; Guy Donatelli, Solicitor; Michael Mayhew, Township Engineer, Nancy Sage, Court Reporter and Joan Matthews, Township Secretary.

Court Reporter Nancy Sage will submit a full transcript of this hearing.

Mr. Shemonsky called the hearing to order at 7:27 p.m. The hearing had been duly advertised as shown by the proof of publication and notice that had been given to all property owners within 1000' of the property. The property involves tax parcels 34-4-15; 34-4-18.2, and 34-4-19.1 located along 401 Conestoga Road. The applicant proposes to modify area and bulk relations on tract C relating to impervious coverage and requesting approval to construct two buildings in excess of 3,000 square feet. The property is located in the V-2 Village Preservation District.

Solicitor Donatelli submitted the following exhibits into record:

- Exhibit-B1 Public Notice
 - B2 Conditional Use Application
 - B3 Proof of Publication
 - B4 Certificate of Service
 - B5 Adjoining property owners notice
 - B6 November 13, 2007 and April 8, 2008 Township Engineer Reviews
 - B7 Grant of Extension letter
 - B8 Meeting notes of the West Pikeland Township Planning Commission
 - B9 Alan Roth Correspondence
 - B10 May 28, 2008 Yerkes Act 537 Sewage Facilities Planning Module
 - B11 Request for party status of Mr. Templin
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- Exhibit-A2 Existing Features Plan
 - A3 Conditional Use Grading and Utility Plan
 - A5 6/26/08 Prospective Site Plan
 - A6 Lisa D'Andrea's CV
 - A7 Elevation views of Pickering Fee Store

Testimony was given by the applicant, Maurie Kring, his attorney John Good, engineer Lisa D'Andrea, and architect Martin Kimmel concerning the conditional use application and details of the proposed plan.

Members of the public were invited to ask questions. Linda Glaum, Mike Templin, Harry Friel, Wayne Freese, Ken Wittle and Colleen Tscherswinski asked questions and expressed their views.

Mr. Elmer White, Jr. filed a requesting party status.

Mr. Shemonsky closed the hearing at 9:10 p.m. The Board of Supervisors will announce their ruling at the July 21, 2008 Board of Supervisors meeting.

Respectfully Submitted

Joan C. Matthews
Township Secretary