

**WEST PIKELAND TOWNSHIP  
1645 ART SCHOOL ROAD  
CHESTER SPRINGS, PA. 19425  
BOARD OF SUPERVISORS  
BUSINESS SESSION OF JANUARY 2, 2007**

**CALL TO ORDER immediately following the January 2 2007 Reorganization Meeting.**

- I. **EXECUTIVE SESSION** – Mr. Hallman III reported that the Board of Supervisors met in Executive Session on December 27, 2007 for personnel reasons.

**III. PERSONS WISHING TO BE HEARD**

Mr. Ray Ott of Ray Ott Associates presented a conceptional plan to the Board to consider amending the Zoning Map to include the property located at 1617 Conestoga Road in the Zoning District of V1 to accommodate the historic house use as both a Bed and Breakfast and a restaurant. The Bed and Breakfast use is permitted for the historic house's use in the current RD Zoning District, and the restaurant use is not. Mr. Peter Arciero owns the house.

Mr. Ott stated that he will formally petition the Board later and was present to discuss the concept. The petition would include a submittal to the Chester County Planning Commission and a public hearing before the Zoning Hearing Board. Harry Miller stated that Mr. Ott presented the proposal at the recent Planning Commission meeting. The Planning Commission expressed their concerns regarding impact on adjoining property owners. Chief Clark expressed his concern of the egress and ingress from Route 401. Mr. Ott stated that traffic studies would be completed as part of the petition process and required to obtain a permit from PennDOT. Mr. Cracas stated that the Board would like to consider comments from the Chester County Planning Commission and the Township Planning Commission.

Bob Shemonsky –inquired about the status of the Cultural Center Parking Lot plan. Mr. Cracas stated that a legal opinion has not been rendered regarding the usage of the pipeline right-of-way.

William Smith stated that a four way stop sign is needed at the intersection of Art School and Yellow Springs Roads due to increased traffic and sight distance problems. Chief Clark stated that PennDOT should be petitioned to complete a traffic study.

Rob Kocher asked the Board to consider a traffic light at the intersection of Route 113 and Davis Road. The intersection is congested and a traffic hazard due to the design of the two east bound lanes merging into one lane at that location. Chief Clark stated that he would contact the Township Traffic Consultant regarding comments from a previous study of the site and request his review of the present design of the intersection. The Township Engineer will submit copies of any traffic studies of the intersection prior to the new construction of 113.

Jim Rowan stated that he obtained documents on the meeting table if this matter would be discussed addressing Downingtown Area School District's interest in the Windolph property and asked this matter be during this meeting. Mrs. Glaum stated that she obtained the documents from Downingtown Area School District since she and Mr. Hallman III were not provided with copies. Mr. Cracas stated that the matter is not on the Agenda, and that the Board has engaged John Good, Esquire as conflict counsel to represent the Township. The Board is currently arranging to meet with Mr. Good and will report to the public the outcome of that meeting. A lengthy discussion ensued regarding the proposal.

**IV. REPORTS**

- A. Bills Submitted- Mr. Cracas requested that a bill to IMCA for \$250.00 for an advertising search on their web page for a Township Manager. Mr. Cracas made a motion to approve the bills submitted with the addition of the IMCA bill. Mrs. Glaum seconded the motion. Mr. Hallman III abstained from check #1834. After no further discussion, the motion was carried with all voting Aye.

## I. OLD BUSINESS

A. Cultural Center

1. Mr. Hallman III announced that the Township has completed relocating the offices to 1645 Art School Road.

B. Land Development

1. Bryn Coed Farms Subdivision Application – Mr. Hallman III stated that the Township Solicitor is reviewing the application as requested by the Township Planning Commission.

A. General Government

1. Alternative Sites for Salt Shed – No report at this time.
2. Township Manager Committee – Bob Shemonsky stated that the Committee has reviewed 16 resumes and has selected three candidates to interview. The screening process will be completed in two weeks. The committee will also advertise for potential candidates on the IMCA web page. Mr. Cracas expressed that the Committee should be commended on the professional approach they are taking in their task to find a new manager.

- D. Approval of Old Business – Mr. Cracas made a motion to approve the items of Old Business. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

## II. NEW BUSINESS

- A. Resignation and Acknowledgement of Service- Mr. Cracas made a motion to accept letters of resignation from Cesar Madarang as Auditor, and Beth Madarang and Joann Miller as members of the Park and Recreation Board. Mrs. Glaum seconded the motion. The Board wished to acknowledge their hard work. After no further discussion, the motion was carried with all voting Aye.

- B. Park and Recreation Review Committee – Mr. Cracas made a motion to establish a Park and Recreation Review Committee consisting of John Fiorillo, Diane Urbanski, Cathy McLaughlin, David Zlogar and Nancy Bartley. Mr. Hallman III seconded the motion. The Committee’s review should include considerations regarding the Park and Recreation Ordinance, and programs and activities with respect to the coordination of local organizations. The Committee shall meet the 2<sup>nd</sup> Tuesday of each month at 7:30 p.m. at the Township Meeting Room and the public may attend. After no further discussion, the motion was carried with all voting Aye.

- C. Engineer Studies – Mr. Cracas made a motion to instruct the Township Engineer to conduct the following studies:

1. To conduct a study of Horseshoe Trail at the bridge over the Pickering Creek to alleviate the flooding including contacting Land Studies of Lititz, Pennsylvania to consider restoring the surrounding flood plan area to its pre-colonial profile.
2. To evaluate a second entrance to Pine Creek Park that does not include flooding.
3. To design a preliminary plan for a playing field and horse rink for class A and B shows at Pine Creek Park.

Mrs. Glaum seconded the motion. A lengthy discussion ensued regarding the review of the township park program. Mr. Rowan stated that he felt that engineering studies at Pine Creek Park should be tabled at this time due to the

uncertainty of the outcome of the school district's interest in the Windolph property and the impact that such an outcome could have on Pine Creek Park. Mr. Cracas stated that the Board is only evaluating as a future planning viewpoint for park facilities. After no further discussion, the motion was carried with all voting Aye.

- D. Appointment of Auditor Vacancy – Mr. Cracas made a motion to appoint Melvin Smithgall as Auditor to fill the vacancy on the Board of Auditors. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

**VIII.ADJOURNMENT**- Mr. Hallman III made a motion to adjourn the meeting at 8:57 p.m.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary