

**WEST PIKELAND TOWNSHIP
1208 KIMBERTON ROAD
CHESTER SPRINGS, PA. 19425
BOARD OF SUPERVISORS
BUSINESS SESSION OF OCTOBER 16, 2006**

The Board of Supervisors of West Pikeland Township met on October 16, 2006 at the Township Building. Those in attendance were Harold Hallman III, Chairman; Linda Glaum, Vice Chairman; William Cracas, Supervisor; Guy Donatelli, Solicitor; Shane Clark, Chief of Police; Harry Miller, Director of Facilities, and Joan Matthews, Township Secretary.

Mr. Hallman III opened the meeting at 7:30 p.m.

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION – Mr. Hallman III reported that the Board of Supervisors met in Executive Session on October 9, 2006 for personnel reasons and on October 13, 2006 for personnel and legal reasons.

MEETING MINUTE APPROVAL – Mrs. Glaum made a motion to approve the minutes of the October 2, 2006 meeting. Mr. Cracas seconded the motion. After no further discussion the motion was carried with all voting Aye.

PERSONS WISHING TO BE HEARD

- A. Mr. Cracas wished to thank everyone for their expressions of caring thoughts during his recent surgery.
- B. Richard McBride, Esquire – Mr. McBride, Esquire and Planning Consultant of the David Cutler Group presented a proposed plan to develop the 68 acre White Farm tract located on Conestoga Road. Mr. Cutler gave a brief presentation of the proposed plan and engaged in answering questions from the Board of Supervisors and attending public. Mr. Cutler advised that formal submission will be made in the near future.
- C. Windolph Property – Mrs. Glaum wished to inform the public that Downingtown Area School District has contacted the township and expressed their interest of the Windolph Property being a future proposed location of an elementary school. Mr. Cracas, as Treasurer, received a letter from DASD notifying him of such an interest. Mr. Cracas further stated that this interest did not include a formal request for emanate domain, but was a very early preliminary proposal to consider a plan that included a future site for a school. Mr. Donatelli, Solicitor, stated that he is also Solicitor for Downingtown School District and could not comment on the proposal and would have to excuse himself as council to the township. Mr. Donatelli further stated the Township will find alternative council for representation in any negotiations of such a plan. After a lengthy discussion with the attending public, the Board agreed to keep the public informed of the progression of the proposal.
- D. Al Brady – Mr. Brady requested a detail of what public works or road projects are included in the 2005 financial statement on the web page. Mr. Brady was instructed to complete a Request for Information to obtain such information from the Treasurer.
- E. Eileen Junico asked if the Board has considered completing a professional cost benefit analysis of the township's road department. Mr. Cracas stated that he is currently working on such an analysis with Mr. Wayne Freese and has not been contacted by any other person at this time interested in such an analysis.
- F.

REPORTS

- A. **Bills Submitted:** Mr. Cracas made a motion to approve the bills submitted. Mr. Hallman III seconded the motion. Mrs. Glaum stated that she wished to abstain from voting due to not having enough time to review the bills. Mr. Hallman III abstained from checks #1610, 1628, and 1647. The checks mentioned will have to be voted on at the November 6, 2006 meeting. After no further discussion the motion was carried with Mr. Hallman III and Mr. Cracas voting Aye.
- B. **Treasurer's Report** – Mr. Cracas read the Treasurer's Report for the month of September 2006 and year to date. Mrs. Glaum made a motion to approve the Treasurer's report. Mr. Hallman III seconded the motion. After a lengthy discussion with the attending public regarding details of the year to date financials the motion was carried with all voting Aye.
- C. **Police Report** – The report is on file at the township office.
1. Trick or Treat will be observed on October 31, 2006, 5:30 p.m. to 7:30 p.m.
 2. Historic Yellow Springs Safety Committee – no current information.
- D. **Building/Zoning Officer Report** – September 2006 Report on file in the township office.
- E. **Park and Recreation** – Cathy Grady read the October 2006 report. The report is on file at the township office.
1. The Fall Festival will be held at Pine Creek Park on October 28, 2006 1:00 p.m. to 3:30 p.m. The festival will include a Family Scarecrow Contest sponsored by the Board of Supervisors.
 1. Mrs. Glaum made a motion to approve the addition of Fridays in September to be included in the 2007 Lionville Youth Association's schedule for use of the fields at Pine Creek Park. Mr. Cracas seconded the motion. After no further discussion the motion was carried with all voting Aye.
- A. **Planning Commission** – Harry Miller reported the following items were reviewed at the October 9, 2006 Planning Commission meeting:
1. Review of a sketch plan of the Pam Conti/ Paul Davis tract located on State Route 113 proposing the subdivision of a twelve acre tract into three building lots.
 2. Richard McBride of the David Cutler Group presented an informal sketch plan of the White tract on Conestoga Road.
 3. Anselma Mill Crossing presented a sketch plan proposing five commercial buildings on the tract located on Conestoga Road.
 4. D'Agostino requested approval to change lots 6, 7, and 10 of the Fox Meadows Subdivision Plan from four to five bedroom single family dwellings.
 5. Bryn Coed Farms submitted a sketch plan for a tract of land located between Miller Road, Art School Road and St. Matthews Road.
- B. **Roadmaster's** – The report is on file at the township office.
- C. **Fire and Ambulance** – The reports are on file at the township office.
- D. **Approval of Reports-** Mrs. Glaum made a motion to approve the reports. Mr. Cracas seconded the motion. After no further discussion the motion was carried with all voting Aye.

OLD BUSINESS

- A. **Cultural Center**
1. Parking Lot-under litigation-no discussion
 2. Office Layout – work progressing
- B. **Land Development**

1. 1657 Art School Road Associates has been continued to 11-1-06 at 7:30 p.m.
2. Historic Commission Review Process – Application and review process currently being reviewed by Solicitor.
3. HARB Appointments
 - a. Mr. Cracas made a motion to change of number of persons serving on the Historic Architectural Review Board from seven to nine. Mrs. Glaum seconded the motion. Mr. Hallman III requested that a township resident be included in those persons nominated to fill the vacancies. After no further discussion the motion was carried with all voting Aye.
 - d. Mr. Cracas made a motion to nominate the following persons to fill vacancies on the Historic Architectural Review Board: Nancy Evans, Todd Majors, Tom Lutz, and Tom Williams. Mr. Hallman III seconded the motion. After no further discussion the motion was carried with all voting Aye.
 - e. Bulletin Board at Cultural Center – Mr. Hallman III requested that HARB discuss and approve an appropriate design and location for a notice/bulletin board to be erected in the village of Historic Yellow Springs.
4. Fox Meadows Subdivision Request – Mr. Cracas made a motion to allow Lot 6, 7, and 10 be permitted to change the single family dwelling from four (4) to five (5) bedrooms with no changes to the approved Subdivision Plan, pending approval by the Chester County Health Department and review by the township solicitor. Mrs. Glaum seconded the motion. Mr. Hallman III further stated that this change in design not constitute a change in the building envelope thereby not compromising any of the existing available ground that would be used for the approved septic systems. After no further discussion the motion was carried with all voting Aye.

5.

C. **General Government**

1. Chester Springs Studio Grant Authorization – at time of completed work.

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

NEW BUSINESS

- A. **Alternative Sites for Salt Shed**- Mr. Cracas made a motion that binds the three Supervisors, as long as they are in office, will not use the property of the Cultural Center for the location of a salt shed and maintenance building. Furthermore, the Board of Supervisors will direct the Township Engineer to research alternative sites to locate those facilities. Mrs. Glaum seconded the motion. Mr. Ted Roberts stated that he felt such a motion was a mistake at this time until an alternative site is established. A lengthy discussion resulted between the Boards and attending public. After no further discussion the motion was carried with all voting Aye. Mrs. Glaum asked Mr. Shemonsky if he would consider removing the existing lawsuit against the township so the plan could move forward. Mr. Shemonsky stated that he would consider such a request if the parking lot plan is designed correctly.
- B. **Existing Parking Lot at Cultural Center** – Mr. Hallman III stated that he would like to establish a group of volunteers to work on the existing Cultural Center Parking Lot to make it safer for immediate use since the township offices will be moving their facilities

at that location in November. Mr. Hallman III asked that Mr. Paul Dowie assist him in organizing such and group and establishing work dates.

C. **Township Manager** - Mr. Cracas made a motion to establish a citizen committee to review resumes for township manager and the ordinance establishing the township manager position. The committee would review the resumes and submit at least three candidates to the Board of Supervisors for consideration. The committee will consist of seven to nine persons consisting of one member of the township planning and one member of the park and recreation committee. Mr. Cracas wished to announce the present Interim Township Manager is terminating his position effective December 1, 2006. The Board wishes to have this committee established at the November 20, 2006 Regular Business Session. Applications for interested persons will be made available at the township office and on the web page. The process should take a period of 6-8 weeks. Mr. Hallman III seconded the motion. After no further discussion the motion was carried with all voting Aye.

A. **Subdivision Time Extension Yellow Springs Farm** - Mr. Cracas made a motion to accept the granting of the Subdivision Time Extension Agreement to Yellow Springs Farm to November 30, 2006. Mrs. Glaum seconded the motion. With no further discussion the motion was carried with all voting Aye.

B. **Land Development Time Extension Anselma Mill** – Mr. Cracas made a motion to accept the granting of the Land Development Time Extension Agreement to Anselma Mill to December 30, 2006. Mrs. Glaum seconded the motion. With no further discussion the motion was carried with all voting Aye.

C. **Motion to accept New Business** – Mr. Cracas made a motion to accept the items of new business. Mr. Hallman III seconded the motion. With no further discussion the motion was carried with all voting Aye.

ADJOURNMENT

Mr. Cracas made a motion to adjourn the meeting at 9:20 p.m. Mr. Hallman III seconded the motion.

Respectfully Submitted,

Joan C. Matthews,
Township Secretary