

**WEST PIKELAND TOWNSHIP  
1208 KIMBERTON ROAD  
CHESTER SPRINGS, PA. 19425  
BOARD OF SUPERVISORS  
BUSINESS SESSION OF NOVEMBER 20, 2006**

The Board of Supervisors of West Pikeland Township met on November 20, 2006 at the Township Building. Those in attendance were Harold Hallman III, Chairman; Linda Glaum, Vice Chairman; William Cracas, Supervisor; 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.

**I. PLEDGE OF ALLEGIANCE**

**II. EXECUTIVE SESSION**

- A. Mr. Hallman III stated that the Board of Supervisors had no Executive Sessions to report.

**III. MEETING MINUTE APPROVAL**

- A. Minutes of November 6, 2006 – Mr. Cracas made a motion to approve the minutes of the November 6, 2006 meeting. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.
- B. Minutes of November 13, 2006 – Mr. Cracas made a motion to approve the minutes of the November 13, 2006 meeting. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

**IV. PERSONS WISHING TO BE HEARD**

- A. Lorraine Vigilante inquired about the Downingtown Area School District's proposed interest in the Windolf property for a new school. Mr. Cracas responded that the township received a letter from the school district informing them of their interest, and has not responded at this present time.

**V. REPORTS**

A. Bills Submitted

1. November 6, 2006 – Mr. Cracas made a motion to rescind the motion of November 6, 2006 to pay the bills submitted. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

Mr. Cracas then made a motion to pay the bills submitted on November 6, 2006. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

2. Bills Submitted – Mr. Cracas made a motion to approve the bills submitted. Mrs. Glaum seconded the motion. Mr. Hallman III abstained from checks #1712 and 1729. After no further discussion the motion was carried with all voting Aye.

- B. Treasurer's Report – Mr. Hallman III made a motion to approve the Treasurer's Report for the month of November 2006 as read. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

C. Police Report

1. Chief Clark announced that the police department has moved to its new location at 1647 Art School Road. He wished to thank Paul Dowie, Bob and Colleen Smith, Bill and Rita White, Steve O'Deal and Sergeant O'Connell for volunteering many hours of assistance to prepare the building.

2. The Police Report for October 2006 is on file at the township office.
- D. Building/Zoning Report – The October Building/Zoning Report for October 2006 is on file at the township office.
- E. Park and Recreation – Mr. Hallman announced that the Fall Festival was held on October 29, 2006 and wished to express the township's appreciation to Nova Bank, Wawa, Vinny's, and Long Horn Steak House for their generous donations to the event. A special thank you also to the Chester Springs Studio and Amerikids for their participation in the event.
- F. Planning Commission – Mr. Miller reported that the Planning Commission met on November 13, 2006 and discussed the parking lot plan for the Cultural Center and recommended the plan be forwarded to the Board of Supervisors. Paul Dowie stated that the Planning Commission recommended that the Board review and consider incorporating designs from alternative plans submitted by Nancy Bartley and Peter Zimmerman into the final plan for the parking lot. The Commission also recommended preliminary approval to the Yellow Springs Farm Subdivision plan with stipulations, and also reviewed a sketch plan submitted by Bryn Coed Farms
- G. Roadmaster's Report – The Roadmaster's report is on file at the township office.
- H. Fire and Ambulance Report - The fire reports for Kimberton and Lionville Fire Companies, and West End Ambulance are on file at the township office.
- I. Approval of Reports - Mr. Cracas made a motion to approve the reports as read. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

## VI. OLD BUSINESS

### A. Cultural Center

1. Praeipecto to withdraw litigation by defendants has been received.
2. E. B. Walsh & Associates has forwarded a letter regarding the Williams Pipeline Company.
3. HARB review of the Cultural Center Parking lot – Mr. Jack Brogan, Chairman of HARB submitted a letter recommending disapproval of the Application for Certificate of Appropriateness of the Cultural Center Parking Lot. HARB proposes the recommendation of alternative plans that utilizes a portion of the pipeline right-of-way, and stated this is not prohibited by Williams Pipeline Company. Mr. Cracas noted that E. B. Walsh and Associates was notified by Williams Gas Pipeline by a letter dated November 15, 2006 clearly stating that Williams Gas Pipeline will not allow a paved or stone parking lot constructed over the pipeline or within the right-of-way. Mr. Cracas also made reference to an email Peter Zimmerman received from Patrick McClusky of Williams Gas Pipeline Transco stating construction of a parking lot is prohibited under the language of the terms of the right of way agreement. Mr. Peter Zimmerman stated that he has had experience with pipeline companies and they often take such a position, but this is often not legal standing and suggested that the township solicitor needs to review the documents and communicate with the pipeline company to clarify the legal terms regarding such restrictions. The Board of Supervisors agreed to have the Solicitor complete such a review and submit his findings.
4. Proposal of the Black Box Lighting – Mr. Cracas made a motion to accept the proposal submitted from Douglas Frantz for repairs to the lighting system in the black box, with expenses not to exceed \$5,000.00. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

### B. Land Development

1. Zoning Hearing – 1657 Art School Road Associates has been reschedule to December 6, 2006 at 7:30 p.m.
2. HARB Resolution 2006-11-16 -Mr. Cracas made a motion to approve Resolution 2006-10-15 establishing a uniform and comprehensive application for review form and procedure in compliance with Zoning Ordinance 2005-201. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.
3. Yellow Springs Farm Subdivision – David Malman, Esquire presented the Preliminary Plan revised 11-2-06. The Township Planning Commission forwarded a letter dated November 16, 2006 informing the Board the Commission approved recommendation of preliminary plan approval subject to conditions set forth in their letter. After discussion the Board was in agreement that the plan includes the following corrections and additions:
  - An easement extended from the common driveway to provide access for Lot 1 for horse trailer access.
  - The existing driveway to Lot 1 is to provide emergency access to the cul-de-sac in the event of an emergency on Village Lane.
  - An easement for the driveway encroachment of the Smith property adjoining Lot 2 is noted on the plan.

Mr. Cracas stated that Mr. Costello, Solicitor, will draft a new Resolution to include the stipulations mentioned and be considered for adoption in December 2006. Mr. Cracas made a motion to accept the granting of the Subdivision Time Extension Agreement to Yellow Springs Farm to December 30, 2006. Mr. Hallman III seconded the motion. With no further discussion the motion was carried with all voting Aye.

C. General Government

1. Alternative Sites for Salt Shed – no report.
2. Township Manager Committee Appointments – Mr. Cracas made a motion to establish the Township Manager Committee of eleven persons and appoint the following persons; Beth Madarang, Mario DiBernedetto, Jim Rowan, Joseph Loughran, Sara Armstrong, Curt Grogan, Sean O’Neill, Robert Shemonsky, Wayne Freese, and Noreen Vigilante. Mrs. Glaum seconded the motion. Mr. Cracas stated that the committee members are provided with a copy of the Ordinance establishing the office of Township Manager, and dates be established for the committee to meet as soon as possible. After no further discussion the motion was carried with all voting Aye.
3. Advertise and posted to appoint an outside Auditor at the December 18, 2006 Board meeting.

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

**VII. NEW BUSINESS**

- A. Advertise for snow removal and equipment quotes with Operators – Mr. Hallman announced that quotes have been advertised for submission to the township by November 28, 2006.
- B. 2007 Proposed Budget – A lengthy discussion ensued regarding details of the proposed budget for 2007. The budget will be open for discussion December 4, and 18<sup>th</sup>, 2006 with approval and adoption at the December 18, 2006 Board of Supervisors meeting.
- C. Approval of New Business – Mrs. Glaum made a motion to accept the items of New Business. Mr. Hallman III seconded the motion. After no further business the motion was carried with all voting Aye.

## **VIII. ANNOUNCEMENTS**

- A. Postal Service Notice – The Postal Service will have representatives present at the Board of Supervisors December 4, 2006 meeting to present a concept of relocating the Chester Springs Post Office.
- B. Holiday Stroll- Historic Yellow Springs Holiday Stroll will be held on Friday, December 1, 2006, 6:00 p.m. to 8:30 p.m.

## **IX. ADJOURNMENT**

- A. Mrs. Glaum made a motion to adjourn the meeting at 9:37 p.m.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary