

**WEST PIKELAND TOWNSHIP
1208 KIMBERTON ROAD
CHESTER SPRINGS, PA. 19425
BOARD OF SUPERVISORS
BUSINESS SESSION OF DECEMBER 4, 2006**

The Board of Supervisors of West Pikeland Township met on December 4, 2006 at the Township Building. Those in attendance were Harold Hallman III, Chairman; Linda Glaum, Vice Chairman; William Cracas, Supervisors; Guy Donatelli, Solicitor, Shane Clark, Chief of Police; Harry Miller, Director of Facilities, and Joan Matthews, Township Secretary.

Mr. Hallman III called the meeting to order at 5:30 p.m.

I. PLEDGE OF ALLEGIANCE

II. EXECUTIVE SESSION – There were no Executive Sessions to report.

III. MEETING MINUTE APPROVAL

- A. Mr. Cracas made a motion to approve the minutes of the November 20th, 2006 meeting with the noted corrections. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

I. PERSONS WISHING TO BE HEARD

- A. Mr. Michael New, Real Estate Specialist with the United States Postal Service, announced that the Chester Springs Post Office is considering the relocation of its facilities within a central location of the Chester Springs area. Mr. New stated that the postal authority will advertise its intent to lease, seek alternate quarters, or construct a new facility requiring 6500 net interior square footage on one acre of land. The postal authority will notify the Board of Supervisors of the outcome of the advertisement. The Board will then have ten days to respond with any questions. The next step will involve the postal authority reviewing the sites being considered from the advertisement. The Board of Supervisors will then be contacted with the outcome of the review and again be granted ten days to respond with questions. Mr. New stated that the community and Board of Supervisors will have input to the type of architectural design of the proposed building. The authority will work with the Township Engineer conforming to any applicable ordinances.
- B. Mr. Joseph Ryan, as Attorney representing Chantilly Farm Subdivision, approached the Board and stated that Moser Builders has completed all necessary items required for dedication of Chantilly Lane. The Board acknowledged that E. B. Walsh & Associates has provided the Township with a letter stating that all repairs to the roadway, basins and swales are satisfactory and the Bank Letter of Credit to serve as the 18 month Maintenance Bond as been received. Mr. Cracas made a motion to approve the dedication of Chantilly Lane continuant upon the compliance of E. B. Walsh & Associates letter of October 27, 2006. Mrs. Glaum seconded the motion. The required Resolution will be adopted at the December 18, 2006 meeting. Mr. Hallman III expressed concern that the Township not be responsible for damage to stone pavers constructed by property owners within the road right of way. After no further discussion the motion was carried with all voting Aye.

- C. Mr. Jack Brogan, Chairman of HARB approached the Board submitting a letter, dated November 30, 2006 from Peter Zimmerman, regarding proposed alternative plans of the Cultural Center parking lot placing construction above the six-inch Williams Gas Pipeline. Mr. Zimmerman's letter refers to the restrictions placed by the Pipeline and references other sites that have constructed parking areas over existing Pipeline rights of way. Mr. Donatelli, Township Solicitor stated that a legal opinion regarding the Pipeline's right of way construction restrictions has not yet been established.

V. BILLS SUBMITTED

- A. Mrs. Glaum made a motion to approve the bills submitted. Mr. Cracas seconded the motion. Mr. Hallman III abstained from Check #1763. After no further discussion the motion was carried with all voting Aye.

I. OLD BUSINESS

B. Cultural Center

1. No report at this time
2. Mr. Hallman III announced that the December 1st, 2006 Holiday Stroll Puppet Show was held at the Black Box Theatre and was well attended. Mr. Harold Hallman III and Mr. Richard Weiss operated the theatre on behalf of the Township.
3. Mrs. Matthews reported that the Township received two proposals from moving companies and has accepted a proposal from Ralph Smith Moving Company. The Township will close the offices from December 19, 2006 to December 26, 2006 to complete the move to 1645 Art School Road. The staff will continue through this period to check the phone answering system for anyone who needs immediate attention from the Township office.

C. Land Development

1. Zoning Hearing – 1657 Art School Road Associates has been reschedule to December 6, 2006 at 7:30 p.m.
 - a. Resolution 2006-12-17 – Mr. Donatelli, Township Solicitor explained the purpose of the Resolution regarding the appeal of the Notice of Violation to the Zoning Hearing Board relating to the Cease and Desist Order issued by the Township to 1657 Art School Road Associates LLC for violations of the West Pikeland Township Zoning Ordinance. Mrs. Glaum made a motion to approve Resolution 2006-12-17 authorizing the Township Solicitor to enter into a stipulation to settle the appeal of 1657 Art School Road Associates, LLC before the Zoning Hearing Board of West Pikeland Township. Mr. Cracas seconded the motion. After no further discussion the motion was carried with all voting Aye.
2. Yellow Springs Farm Subdivision – Extension until 12/30/06

A. General Government

1. Alternative Sites for Salt Shed – no report
2. Township Manager Committee – Mrs. Matthews reported that there will be a meeting of the committee on December 12, 2006 at 7:00 p.m. at the township building.
3. 2007 Proposed Budget – The Board participated in answering questions of the 2007 proposed budget with the attending public. Noted corrections will be made to the proposed budget.
4. Land Trust Extension of Agreement - Mr. Cracas made a motion to grant an extension to June 15, 2007 of the current five-year agreement with the West Pikeland Land Trust and Township. Mr. Hallman III seconded the motion. Mr. Cracas explained that the agreement sets protocols and procedures that

guide the work of the Land Trust. After no further discussion the motion was carried with all voting Aye.

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

II. NEW BUSINESS

- A. Mr. Al Switzer stated he is experiencing noise disturbances from adjoining property owner Greg Roos at 1240 Kimberton Road. He suspects that the noise occurring from 10:00 p.m. to 3:00 a.m. is a result of the property owner operating a “possible vehicle repair business”. Mr. Switzer stated that he has talked to the property owner but has not established any cooperation. Chief Clark stated that the Building/Zoning Officer has been notified and is currently investigating possible violations. Chief Shane Clark also stated that he is currently investigating the violations. Mrs. Matthews will keep Mr. Switzer informed of the proceedings by the Township regarding the possible violations.
- B. John Henseller suggested that the property owners of Chantilly be notified by letter that any damage to stone pavers constructed within the road right of way will be the homeowner’s responsibility. The Board was in agreement with such a letter being issued.

VIII.ADJOURNMENT – Mr. Hallman III made a motion to adjourn the meeting at 6:45 p.m.

Respectfully Submitted,

Joan C. Matthews,
Township Secretary