

**WEST PIKELAND TOWNSHIP**  
1645 ART SCHOOL ROAD  
P. O. BOX 6  
CHESTER SPRINGS, PA. 19425

**BOARD OF SUPERVISORS REGULAR SESSION**  
**MARCH 19, 2007**

The Board of Supervisors of West Pikeland Township met on March 20, 2007 at the Township Meeting Room. Those in attendance were Harold Hallman III, Chairman; Linda Glaum, Vice Chairman; William Cracas, Supervisor; Jeri L. Diesinger, P.G., Township Manager; Shane Clark, Chief of Police; Harry Miller, Director of Facilities, Theodore J. Gacomis, P. E., Township Engineer, and Joan Matthews, Township Secretary.

**ANNOUNCEMENT** – Paul Dowie announced that he would electronically record the entire meeting by operating a video recorder

**CALL TO ORDER – 5:30 P.M.**

**I. PLEDGE OF ALLEGIANCE**

**II. EXECUTIVE SESSIONS** – Mr. Hallman III announced that the Board of Supervisors met in Executive Session on March 8, 2007 for legal reasons.

**III. MEETING MINUTE APPROVAL**

- A. March 5, 2007 Meeting Minutes – Mrs. Glaum made a motion to approve the minutes of the March 5, 2007 Board of Supervisors Regular Session. Mr. Cracas seconded the motion. After no further discussion, the motion was carried with all voting Aye.

**IV. PERSONS WISHING TO BE HEARD**

- A. Vik Arya, Cricket Club- Mr. Arya approached the Board seeking approval for the use of a playing field on Saturdays or Sundays, June through September 2007 to play cricket. A permanent pitch will have to be installed on the field considered for use. Mrs. Diesinger will review the existing schedule of programs using fields and visit Pine Creek Park with the league to determine an appropriate field.
- B. Gesa Skarloff, Yellow Springs Road – Mrs. Skarloff stated that PennDOT did not plow Yellow Springs Road in a satisfactory manner during the last snowstorm. Mr. Hallman III encouraged the public to contact PennDOT, Representative Schroder, and Senator Dinniman to express their concerns. Mr. Hallman III noted that the Township regarding the matter has sent numerous telephone calls.

**V. REPORTS**

- A. Treasurer's Report – Mr. Cracas read the Treasurer's Report of February 2007. Mr. Hallman III made a motion to approve the Treasurer's Report of February 2007. Mrs. Glaum seconded the motion. The Board agreed that a cut-off date is needed to accept bills to be included in the monthly report. Mr. Cracas will consult with the Bookkeeper on establishing a date. After no further discussion, the motion was carried with all voting Aye.

- B. Bills Submitted – Mr. Glaum made a motion to approve the bills submitted with the exception of check #2038 until approved by the Township Manager. Mr. Cracas seconded the motion. Mr. Hallman III abstained from checks #2038 and #2046. After no further discussion, the motion was carried with all voting Aye.
- C. Police Report – Chief Shane Clark read the Police Report for February 2007.
- D. Building/Zoning – Mrs. Matthews read the Building/Zoning Report for the month of February 2007.
- E. Planning Commission – Mr. Miller gave an overview of the March 2007 Planning Commission meeting.
- F. Roadmaster – Mr. Hallman III gave the Roadmaster’s Report for the month of February and a report on the recent storms. Mr. Kocher commended the Roadmaster for the job done during the past storm.
- G. Fire and Ambulance –Mr. Hallman III read the Kimberton Fire Company and Uwchlan Ambulance reports for the month of February 2007. Barbara Yagel read the Lionville Fire Company reports for the month of February 2007.
- H. Park and Recreation Review Committee – Rob Kocher read the minutes of the March 13, 2007 Park and Recreation Review Committee. It should be noted that the Committee would meet twice a month through May 2007.
- I. Motion to accept the Reports – Mr. Cracas made a motion to accept 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. Parking Lot-Presentation of Alternative Plan –Mr. Gacomis, P. E. presented an alternative Cultural Center Parking lot plan and included a history of how the plan evolved. The Alternative Plan includes elements from his original plan and the plan submitted by Nancy Bartley. Plans still in consideration are Nancy Bartley’s plan consisting of 59 parking spaces, and Mr. Gacomis’s, P. E. original revised plan of 79 parking spaces. The original plan costs of construction were \$374,000.00. The plan that includes elements of both plans is estimated at \$434,000.00. Mr. Gacomis, P. E. stated that areas of concern are the costs involved and the location of the roadway. Mr. Gacomis’s P. E. original revised plan locates the roadway in the upper area of the parcel.

Nancy Bartley presented her plan providing 59 parking spaces with terraced parking areas to control stormwater runoff. The plan also includes the roadway through the lowest part of the parcel.

A lengthy discussion ensued with the attending public regarding the two proposed plans. John Matthews wished it be noted that the Historic Architectural Review Board is not being included in the final decision of the parking lot plan.

Mr. Gacomis, P. E. stated that the Township Solicitor wrote a letter to the Board establishing that the Historic Architectural Review Board had no jurisdiction on parking lots.

Mr. Cracas made a motion to instruct the Township Engineer to take the original revised plan of 79 parking spaces and make application to the Zoning Hearing Board for purposes to obtain a waiver of the 7% slope. Furthermore, the Township Engineer is to interact with Nancy Bartley to reduce the costs of her plan that includes 59 parking spaces and marriage the two plans to produce a revised plan that will reduce the cost per parking space, reduce impervious surface and complete for review by April 2, 2007. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.

Mr. Cracas made a motion to approve the location of the driveway in the high area of the plan. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

B. Land Development

1. Bryn Coed Farm Subdivision- Mr. David Beidman, P. E. presented the preliminary subdivision plan of Bryn Coed Farm. The Planning Commission has submitted their recommendation that the Board grant preliminary approval of the plan with specific noted conditions. Mrs. Diesinger requested that the required indemnification be noted on the plan.

Mr. Cracas made a motion to instruct the Township Solicitor to draft a Resolution to grant preliminary approval conditional upon the inclusion of the miscellaneous waivers noted and the notation of the indemnification to assure the Township is not liable for approval of this subdivision with a contaminated parcel. The approval shall include the condition that all comments contained in Mr. Gacomis's, P. E. review dated March 7, 2007 be addressed. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

2. Anselma Crossing-Maurie Kring presented his sketch plan of Anselma Crossing. The Township Manager noted that the Use and Occupancy certificate for the schoolhouse renovations is ready for issuance, however due to changes in the parking area the Building Zoning Officer suggested the applicant appear before the Township Planning Commission to see if they would require a Land Development Plan. The Planning Commission submitted a recommendation that the Board of Supervisors waive the Land Development process for the limited changes in the sketch plan.

Mr. Cracas made a motion to waive the Land Development process to the application of Anselma Crossing. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.

3. Anselma Mill – Mr. Cracas made a motion to grant a Land Development Extension Agreement to Anselma Mill until April 29, 2007. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.
4. Zoning Enforcement Notice – Mrs. Matthews reported that the Building/Zoning Officer has issued Enforcement Notices to two properties for zoning violations.
5. Act 537 Update- Mrs. Diesinger presented the Act 537 Plan update and gave an overview on policy and procedures. The update addresses present sewage concerns of existing lots by providing a proposed area to be serviced by public sewers. The Township Engineer could complete the update by August 2007.

Mr. Cracas made a motion to accept the Act 537 Plan proposed area to be serviced as depicted on the service map. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

Mr. Cracas made a motion to authorize the Township Engineer to design a sewer system to service the area on the service map. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

A. General Government

1. Proposed closure of Bodine Road Bridge – Mrs. Diesinger reported the Township provided Senator Dinniman with citizen letters as well as the minutes from the Charlestown Township Board of Supervisors regarding the closure of the Bodine Road Bridge. Mrs. Diesinger and Mrs. Glaum also spoke to the Senator regarding the Township’s concerns about the potential delay of emergency services and increased traffic along township roads and Route 401.

Mr. Cracas made a motion to authorize the Township Manager to send a letter to Charlestown Township Board of Supervisors indicating the Township’s desire to be included in discussions pertaining to the bridge closure issue. Mr. Hallman III seconded the motion. Mrs. Glaum suggested that other state legislators be notified. After no further discussion, the motion was carried with all voting Aye.

2. Traffic Studies – Mrs. Diesinger reported Chief Clark has submitted three years of crash data from the intersection of Route 401 and Route 113 to PennDOT. PennDOT is

considering the need for turn arrows and requested this information.

- D. Motion to Accept 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.

## **VII. NEW BUSINESS**

### A. Land Development

1. Washington Building- Mr. Cracas made a motion to approve a special event permit to Historic Yellow Springs Inc. to use portions of the Washington Building during the Yellow Springs Art Show, April 28-May 13, 2007 subject to the approval of the Building/Zoning Officer and the completion of all requirements. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.
2. Resolution 2007-03-13 Windolph Knoll – Mr. Cracas made a motion to adopt Resolution 2007-03-13 Windolph Knoll Recreation Plan authorizing the Township make a grant application to the Department of Conservation and National Resources for the purpose of a Recreational Plan. Mrs. Glaum seconded the motion. A lengthy discussion ensued regarding the purpose of the grant. After no further discussion, the motion was carried with all voting Aye.

### B. General Government

1. Personnel- Mrs. Glaum made a motion to hire Richard Weiss to a full time position as a Public Works employee. The position would provide the Township a maintenance person for the two municipal buildings. Mr. Cracas and Mr. Hallman III stated that a cost analysis was to be completed before such a position was determined. Mrs. Glaum wished it noted that Interim Township Manager Edwin R. Hill completed a cost analysis. The 2007 approved budgeted amount for the position was \$40,000.00. There was no second; therefore, the motion did not carry.
2. Seminars and Workshops
  - a. Mr. Cracas made a motion to approve Joan Matthews to attend the Institute for Municipal Secretaries at Shippensburg University in May 2007. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.
  - b. Mr. Cracas made a motion to approve Nancy Bartley and Rob Kocher to attend the DCNR Citizen Symposium on March 25, 2007 as

members of the Park and Recreation Review Committee. Mrs. Glaum seconded the motion. After no further discussion, the motion was carried with all voting Aye.

3. Fund Request – Natural Lands Trust- Darin Groff of Natural Lands Trust requested funding of \$2,000.00 to support the sixth annual Community Picnic and Auction at Binky Lee Farm. A discussion ensued regarding how the Township could provide funds due to items already stipulated in the budget. Mrs. Glaum made a motion to approve the distribution of \$2,000.00 to each of the following agencies: Natural Lands Trust, Historic Yellow Springs Inc. and Anselma Mill. Invoice receipts are to be submitted to the Township for payment. Mr. Hallman III seconded the motion. After no further discussion, the motion was carried with all voting Aye.

- C. Motion to Accept 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.

**I. ADJOURNMENT**- Mrs. Glaum motioned to adjourn at 10:55 p.m.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary