

**WEST PIKELAND TOWNSHIP  
1208 KIMBERTON ROAD  
CHESTER SPRINGS, PA. 19425  
BOARD OF SUPERIVOSRS  
BUSINESS MEETING OF APRIL 17, 2006**

The Board of Supervisors of West Pikeland Township met on April 17, 2006 at 7:30 p.m. at the Township Building, 1208 Kimberton Road, Chester Springs, Pennsylvania. Those in attendance were Chairman Harold Hallman III, Vice-Chairman Linda Glaum, Member William Cracas, Chief of Police Shane Clark, Director of Facilities Harry Miller, Township Solicitor Guy Donatelli and Township Secretary Joan Matthews.

**Pledge of Allegiance**

Chairman Hallman III opened the meeting at 7:30 p.m. with the salute to the flag.

**Executive Sessions**

Chairman Hallman III reported that the Board conducted an Executive Session on April 13, 2006 regarding personnel.

**Persons Wishing to be Heard**

- A. Mr. Paul Dowie inquired about the act of vandalism to police vehicles in the township parking lot. Chief Clark responded that the incident occurred on April 11, 2006 and four police vehicles were vandalized. The individuals responsible have been arrested.
- B. Sandy Heilman wished to know the current status of the grants that were submitted for the Cultural Center. Vice Chairman Glaum stated that she has recently met with County officials who informed her that the Township should be receiving an undesignated sum from the Chester County Tourism Bureau. Ms. Heilman also inquired as to the status of the pasture lease at Pine Creek Park. Mr. Cracas stated that the lease is under further review.
- C. Gesa Skarloff asked if the 2005 Audit Report has been completed. Mr. Cracas stated the Audit has not been completed at this time.
- D. Mrs. Smith stated that the residents of Village Lane have submitted a letter today to the Board of Supervisors stating their concerns regarding the use of Village Lane in relation to the proposed Yellow Springs Farms Subdivision. The letter will be forwarded to the Township Planning Commission and will be placed on the Supervisors's May 1, 2006 Agenda.

**Meeting Minute Approval**

- A. Meeting Minutes of March 27, 2006 Special Session  
Mr. Cracas made a motion to approve the minutes of the March 27, 2006 Special Session. Vice-Chairman Glaum seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.
  
- A. Meeting Minutes of April 17, 2006 Work Session

Mr. Cracas made a motion to approve the minutes of the April 17, 2006 Work Session. Vice Chairman Glaum seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.

### **Reports**

- A. Treasurer's Report – Mr. Cracas read the Treasurer's Report of March 2006. The report is on file and available for review at the Township office. Vice Chairman Glaum made a motion to approve the Treasurer's Report. Mr. Cracas seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.
- B. Bills for Approval – Mr. Cracas made a motion to approve the bills submitted. Vice Chairman Glaum seconded the motion. Chairman Hallman III abstained from the invoice paid by check #1253. With no further discussion or public comment the motion was carried with all voting Aye.
- C. Police Report – Chief Shane Clark read the Police Report of March 2006. The report is on file and available for review at the Township office. Chief Clark further announced that Officer Robert McCarron has completed certification to complete truck detail operations.
- D. Building/Zoning Officer – Chairman Hallman III read the Building/Zoning Officers report of March 2006. The report is on file and available for review at the township office.
- E. Park and Recreation – The Park and Recreation Committee did not have a meeting on April 2006. \_\_\_\_
- F. Roadmaster's Report – Chairman Hallman III read the Roadmaster's report for March 2006. The report is on file and available for review at the township office.
- G. Planning Commission Report – Mr. Miller gave an overview of the April 10, 2006 Planning Commission meeting. Mr. Miller reported that the Planning Commission discussed the need to have a meeting with the Building/Zoning Officer to review the process of clarifying the language of pool setbacks in the present Zoning Ordinance pertaining to Open Space/Lot Averaging Subdivision plans. Township Solicitor Guy Donatelli stated he will review the criteria with the Building/Zoning Officer and Planning Commission Secretary Sean O'Neill. Mr. Donatelli further stated he will submit his findings to the Board for discussion at the May 3, 2006 Work Session.
- H. West End Fire Company – Chairman Hallman III read the April 5, 2006 report of ambulance responses for the month of March 2006. The report is on file and available for review at the township office.

- I. Kimberton Fire Company – Chairman Hallman III read the March 2006 Kimberton Fire Company report of March 2006. The report is on file and available for review at the township office.
- J. Lionville Fire Company – Chairman Hallman III read the March 2006 Fire Company report of March 2006. The report is on file and available for review at the township office.
- K. Ludwig’s Fire Company Workman’s Compensation notice. (see letter) Mr. Cracas noted that an invoice has been received from West Vincent Township requesting an insurance reimbursement/share of workman’s’ compensation volunteer funds for the Ludwig’s Fire Company. Chief Clark and Mrs. Matthews will forward the letters of re-districting to the Department of Emergency Services and a copy of the re-districting Resolution.

Mr. Cracas made a motion to approve the Reports as read. Vice Chairman Glaum seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.

**Old Business**

A. Cultural Center

- 1. Parking Lot - Mr. Cracas made a motion to authorize the Township Manager to have the Township Engineer design and contract documents from concept to completion of the parking plan that will include all change orders that occur and not to exceed the sum of \$3,000.00. Vice Chairman Glaum seconded the motion. A brief discussion ensued concerning traffic patterns for the Historic Village. Mr. Cracas stated that such traffic patterns are not being considered at this present time. After no further public comment or discussion the motion was carried with all voting Aye.
- 2. Roof Inspection – There is no report at this time.
- 3. Certification of Mold Remediation – There is no report at this time.
- 4. Chicken Coop – Chief Shane Clark stated that he is currently working with the Township Engineer on language contained in the Volunteer Work Liability release documents being drafted by Township Solicitor Mark Thompson.
- 5. Boiler for the Chicken Coop – Mr. Hill reports that the boiler has been ordered from Emery Company and the size has been confirmed.
- 6. Pa. Council of the Arts Grant Consultant – Mr. Cracas made a motion to authorize Schultz and Williams to serve as the consultant to assist in funding a study outlining the need, interest and reasonableness of providing programs and services at the Cultural Center., not to exceed the sum of \$3,275.00. Chairman Hallman III seconded the motion. After a brief discussion involving the purpose of contracting such a consultant, the motion was carried with all voting Aye.

- B. Palmer House – there is no report at this time.
- C. Land Development
1. 1657 Art School Road Associates LLC Zoning Hearing – Chairman Hallman III reported that the Zoning Hearing will be held on May 9, 2006 at 7:30 p.m. and the location has been changed to the Montgomery School Dining Hall.
  2. Yellow Springs Farm Subdivision Plan Extension – Mr. Cracas made a motion to accept the granting of the Subdivision Extension Agreement to Yellow Springs Farm Subdivision to May 31, 2006. Vice Chairman Glaum seconded the motion. After no further public comment or discussion the motion was carried with all voting Aye.
  3. Historic Yellow Springs Inc Special Event Permit – There is no report at this time.
  4. 1734 Chantilly Lane Zoning Hearing – Chairman Hallman III announced that a Zoning Hearing will be held on May 3, 2006 at 7:00 p.m. at the Township Building to hear a request for variance relief of setback requirements for the construction of a pool.
- D. Breneman Contract – Mr. Cracas acknowledged a letter dated April 10, 2006 from E. J. Breneman submitting a change work order pertaining to the 2005 Cold in Place Recycling Contract. Mr. Cracas made a motion to accept the change work order as outlined in the April 10, 2006 letter from E. J. Breneman, conditioned upon the favorable recommendation from the Township Engineer, Roadmaster, and Interim Township Manager. Chairman Hallman stated that he has concerns regarding the lack of detail in the language of the work order. Vice Chairman Glaum seconded the motion. Vice Chairman Glaum and Chairman Hallman III further agreed that more detail needs to be submitted concerning the snow plow damage on Davis Road. After no further discussion or public comment the motion was carried with all voting Aye.
- E. 916 Skyline Drive Lighting Violation – The Building/Zoning Officer will complete a site Inspection to confirm the homeowner has completed corrective measures to comply with the township’s lighting ordinance.
- F. 1132 Conestoga Road Junk Vehicle Complaint – The complaint has been forwarded to Township Solicitor Mark Thompson.
- G. Historic Commission Review Process – The proposed review process document is currently being reviewed by Solicitor Ryan Costello.
- H. Yellow Springs Road Trash Complaint – Mrs. Matthews will make additional phone calls to PennDOT regarding the bag of debris on Yellow Springs Road at the bottom of Braefield.

- I. Harb Application to Chester Springs Studio – The Building/Zoning Officer has submitted the building permit application received from Chester Springs Studio to construct a Kiln site safety fencing, roof repairs and visual improvements to HARB for their review and comments.

Mr. Cracas made a motion to accept the items of Old Business. Vice Chairman Glaum seconded the motion. After no further discussion or public comment the motion was carried with all voting Aye.

### **New Business**

- A. Snow Plowing of State Roads – Mr. Chris Petry asked the Board to explain why they decided not to re-enter into a snowplowing contract with Penndot to plow Art School, Yellow Springs and Upper Pine Creek Roads in 2006. Mr. Petry requested that the Board rescind their original motion made at the February 27, 2006 and re-enter into the contract with Penndot. After a lengthy discussion, Mr. Cracas made a motion to find out the required procedure needed to re-enter into a snowplowing contract for Yellow Springs, Art School and Upper Pine Creek Roads, and for the Roadmaster to submit a report of needed equipment and facilities to plow the stated roads. Vice-Chairman Glaum seconded the motion. After no further discussion or public comment the motion carried with all voting Aye.
- B. Advertisement of Township Manager Position – Chairman Hallman III announced that an advertisement will be placed for the position of Township Manager in the Daily Local News, the PA Township News, and the Municipal Job Junction Publication.
- B. Position of Office Assistant/Bookkeeper – Chairman Hallman announced the opening of the position of Office Assistant/Bookkeeper.
- C. Appointment of Township Treasurer – Vice Chairman Glaum made a motion to appoint Mr. Cracas as Treasurer from Assistant Treasurer due to the resignation of Norman Long as Treasurer. After no further discussion or public comment the motion carried with all voting Aye. Chairman Hallman III made a motion to accept the resignation of Mr. Cracas as Assistant Treasurer. Vice Chairman Glaum seconded the motion. After no further discussion or public comment the motion was carried with all voting Aye.
- D. Bishop Shanahan Post Prom Contribution – Chairman Hallman III made a motion to approve a donation in the amount of \$100.00 to the Bishop Shanahan Post Prom Committee. Mr. Cracas seconded the motion. After no further discussion or public comment the motion was carried with all voting Aye.
- E. Fire Ban – Mr. Cracas made a motion to accept the recommendation of Fire Marshal Michael Holmes to enact a burning ban within West Pikeland Township until the Department of Environmental Protection has lifted the drought watch.

Chairman Hallman III seconded the motion. A brief discussion ensued and it was decided that residents will be notified by the posting on the web page and the township secretary notifying the Chester County Fire Board. After no further discussion or public comment the motion was carried with all voting Aye.

- F. Vice Chairman Glaum announced that that Lionville Youth Association will hold their opening day on Saturday, April 22, 2006 at 9:00 p.m. The public is encouraged to attend.

Vice Chairman Glaum made a motion to accept the items of new business. Chairman Hallman III seconded the motion. After no further discussion or public comment the motion carried with all voting Aye.

**Manager's Report** – Chairman Hallman III acknowledged the April 17, 2006 Memorandum from Ed Hill, Interim Manager's Meeting Report of April 3, 2006 to April 13, 2006. The report details six items that the Manager is currently working towards completion.

**Adjournment** – Vice Chairman Glaum made a motion to adjourn the meeting at 8:47 p.m. Chairman Hallman III seconded the motion with all voting Aye.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary