

**WEST PIKELAND TOWNSHIP
1208 KIMBERTON ROAD
CHESTER SPRINGS, PA. 19425
BOARD OF SUPERVISORS
WORK SESSION OF APRIL 3, 2006**

The Board of Supervisors of West Pikeland Township met on April 3, 2006 at 5:30 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 and Township Secretary Joan Matthews.

Pledge of Allegiance

Chairman Hallman III opened the meeting with the salute to the flag.

Executive Sessions

There were no Executive Sessions to report.

Meeting Minute Approval

- A. Meeting Minutes of March 6, 2006 Work Session
 - 1. Mr. Cracas made a motion to approve the minutes of the March 6, 2006 Work Session with the discussed corrections noted. Vice-Chairman Glaum seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.

- B. Meeting Minutes of March 20, 2006 Regular Session
 - 1. Mr. Cracas made a motion to approve the minutes of the March 20, 2006 Regular Session with the discussed corrections noted. Vice Chairman Glaum seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.

Approval of the Bills

- A. Treasurer's Report dated March 21, 2006 to April 3, 2006
 - 1. Mr. Cracas made a motion to approve the Treasurer's Report of March 21, 2006 to April 2, 2006. Chairman Hallman III abstained from invoices paid by Checks 1213 and 1230. 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-The Interim Township Manager continues to work on the proposed parking lot with the Township Engineer. At this time there is no report.
 - 2. Roof Inspection – Mr. Cracas made a motion to authorize the Interim Township Manager to find the appropriate person to design a roof

structure that is in the framework as outlined by Russel E. Daniels, P. E. of Licensed Structural Engineers. Mr. Hill is also authorized to seek bids to build such a structure. Chairman Hallman III seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.

3. Certification of Mold Remediation-The Board received a review of a post mold remediation site inspection dated March 27, 2006 submitted by Harry M. Neil, CIH of 1Source. Chairman Hallman III requested that 1Source provide the Township with a summary report of all previous memorandums, listing the status of all work performed.
 4. Chicken Coop
 - a. Volunteers Insurance Liability Release - The Board received a Memorandum from Interim Manager Edwin Hill regarding the police officers volunteering to perform the work renovating the “Chicken Coop” into a police station. The Board and Police Chief Clark were in agreement to Mr. Hill’s recommendation to obtain a written statement from each officer involved that they are performing volunteer work, and they realize that they are not covered under the Township’s Workers Compensation Insurance and that they will hold the Township harmless in any legal action that may come from this volunteer work.
 - b. Boiler Proposal from Emery Co. - Mr. Cracas made a motion to accept the proposal submitted by Paul C. Emery Co. for the supply and installation of a cast iron boiler for the Chicken Coop building in the amount of \$3,000.00. Vice Chairman Glaum seconded the motion. Chairman Hallman III requested that Emery Co. be contacted to insure they sized the Boiler appropriately to the measurements of the building. With no further discussion or public comment the motion was carried with all voting Aye.
- B. Palmer House – Chairman Hallman III noted that the Lease Agreement has been executed with Mr. Jeffrey Chernet. At present no progress report of the improvements to the structure is available.
- C. Fire Company Donations – Mr. Cracas stated that the 2005 Fire Company donations have been included in the Treasurer’s Report of March 21, 2006 to April 3, 2006. The 2006 Fire Company donations will be issued to Kimberton and Lionville Fire Companies in October 2006.
- D. Land Development
1. Harlan Zoning Hearing Decision - Chairman Hallman III noted that the Zoning Hearing Board has rendered its decision of the application of The Harlan Corporation on March 29, 2006. The Zoning Hearing

Board granted a dimensional variance from the rear yard requirement of the property located at 1203 Nottingham Lane for the construction of a pool.

2. 1657 Art School Road Associates, LLC Zoning Hearing Continuance – Chairman Hallman III announced that the Zoning Hearing for 1657 Art School Rd. Assoc. L.L.C./Charles Orlando has been continued to May 9, 2006 at 7:30 p.m. at the Township Building.
3. W. Robert Landis Zoning Hearing – Chairman Hallman III noted that the Zoning Hearing Boards' May 29, 2006 rendered decision of the application of W. Robert Landis regarding the proposed Yellow Springs Farm Subdivision Plan. Mr. Landis was granted variance relief to permit development of the property as proposed, and subject to the conditions set forth in the Order. David Malman, Esquire accompanied by Justin Lynett of D. L. Howell presented an overview of the Preliminary Plan of Yellow Springs Farm that has been reviewed by the Township Planning Commission. Mr. Malman stated that the recommended and required revisions will be applied to the final plan which will be submitted to the Board of Supervisors.
4. Historic Yellow Springs Special Event Permit – There is currently no reported status from the Building/Zoning Officer on the application of Historic Yellow Springs Inc. application for a Special Event Permit to use the Washington Building.

- C. Lighting Violation at 916 Skyline Drive – Building/Zoning Officer Thomas Cooke issued a notice dated March 14, 2006 to Mr. and Mrs. Richard Campbell of 916 Skyline Drive that lighting installed on the outside of their residence is in violation of the Township's lighting Ordinance. The objectionable light is projecting output into the front windows of the adjacent residence. Mrs. Matthews informed the Board that Mr. Campbell advised her he would complete the corrective measures for compliance by the March 13, 2006 deadline. Mr. Cooke will then make a site inspection.

Mr. Cracas made a motion to accept the items of Old Business as submitted. After no further discussion or public input, Vice Chairman Glaum seconded the motion with all voting Aye.

New Business

- A. Zoning Hearing Notice – Chairman Hallman III reported that a Zoning Hearing will be held on May 3, 2006 for Justin Walslebin of 1734 Chantilly Lane. Mr. Walslebin is seeking variance relief to permit the construction of a pool approximately 35 feet from the rear line where 50 foot is required. Mr. Cracas recommended that the Zoning Officer and the Planning Commission review the process of clarifying the language in the West Pikeland Township Zoning Ordinance pertaining to Open Space/Lot Averaging Subdivision plans

where the criteria under which the plan must be carried forward or to consider changing the Ordinance to allow pools closer to property lines.

- B. Chester Springs Post Office request to use Township Parking Lot – Mr. Cracas made a motion to grant permission to the Chester Springs Post Office to park 4-6 cars between the hours of 6:30 a.m. to 5:00 p.m., Monday through Friday in a designated area of the Township building parking lot. Approval is conditioned upon the Postmaster providing a letter of request with official letterhead and the submission of an executed liability “hold harmless” agreement and provide the Township with a certificate of Liability insurance. Vice Chairman Glaum seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.
- C. Philadelphia Herb Society use of the Cultural Center Parking Lot – Mr. Cracas made a motion to grant permission to the Philadelphia Herb Society to use the parking facility at the Cultural Center on May 11, 2006 between the hours of 9:00 a.m. to 2:00 p.m. during their annual herb sale. Approval is contingent upon the Herb Society providing the Township with a Certificate of Liability Insurance, and an executed liability “hold harmless” agreement. Vice Chairman Glaum seconded the motion. A discussion ensued and Mr. Cracas noted the motion shall also include that the Township Roadmaster and Chief of Police shall designate the area of the parking lot to be used and the Society shall provide a parking attendant to be present during the entire event to monitor traffic and attend the lot. With no further discussion or public comment the motion was carried with all voting Aye.
- D. Montgomery School Tent Approval – Mr. Cracas made a motion to approve the application submitted by the Montgomery School to erect 4 tents, April 5, 2006 to April 10, 2006 to use during their annual benefit and auction to be held on April 8, 2006. The approval is contingent upon compliance to the Building/Zoning Officer’s comments of March 31, 2006. Chairman Hallman III seconded the motion. With no further discussion or public comment the motion was carried with all voting Aye.
- E. Junk Vehicle Complaint- 1132 Conestoga Road – Mr. Cracas made a motion to submit a letter of complaint dated March 29, 2006 regarding a junk vehicle in the front yard of 1132 Conestoga Road to the Township Solicitor for review and advisement for compliance to the Township’s Ordinances. Vice Chairman Glaum seconded the motion. The Building/Zoning Officer requested the Solicitor review the complaint in his comments dated April 1, 2006. After no further discussion or public comment the motion carried with all voting Aye.

- F. Historic Commission Proposed Review Process – Historic Commission Member Dr. Josaphat Plater-Ayberk submitted a draft of the Historic Commission’s review process of applications submitted for review. The Board instructed the Township Secretary to forward the proposed draft to Township Solicitor Ryan Costello for review and recommendations to create the document as a revised interpretation to the Historic Commission’s review process.
- G. Township Secretary Compensation – Mr. Cracas read a three week schedule which detailed the hours worked by the Township Secretary. The Secretary’s hours have been increased due to the recent resignation of the Township Manager. Mr. Cracas made a motion to compensate the Township Secretary at 40% increase in salary during the months of April, May, and June 2006, excluding any vacation time. Upon completion of the stated dates the Board will review the Township Secretary’s salary. Vice Chairman Glaum seconded the motion. After no further discussion or public comment the motion carried with all voting Aye.

Vice Chairman Glaum made a motion to accept the New Business as submitted. Mr. Cracas seconded the motion. After no further discussion or public comment the motion carried with all voting Aye.

Public Comment – Gesa Skarlof stated that rubbish previously discussed is still at Yellow Springs Road at the bottom of Braefield Road. The Township Secretary will call Penndot. Ms. Skarlof wished to know who the Township Treasurer is presently. Mr. Cracas advised that Mr. Long is still Township Treasurer and is currently on vacation. The new Treasurer will be appointed at the next regular session. Ms. Skarlof also inquired about the current status of the Township web page. Mr. Cracas advised Ms. Skarloff that a computer technician has recently been employed and is currently working on the computer systems.

Adjournment- There being no further business, Vice-Chairman Glaum made a motion to adjourn the meeting at 6:45 p.m. Chairman Hallman III seconded the motion with all voting Aye.

Respectfully Submitted,

Joan C. Matthews,
Township Secretary

