

**WEST PIKELAND TOWNSHIP
1208 KIMBERTON ROAD
CHESTER SPRINGS, PA. 19425
BOARD OF SUPERVISORS
BUSINESS SESSION OF JULY 17, 2006**

The Board of Supervisors of West Pikeland Township met on July 17, 2006 at the Township Building. Those in attendance were Harold Hallman III, Chairman; Linda Glaum, Vice Chairman; William Cracas, Supervisor; Mark Thompson, 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 7:32 p.m.

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION – Mr. Hallman III reported that the Board of Supervisors met in Executive Session on July 11, 2006 for legal reasons.

PERSONS WISHING TO BE HEARD

- A. Chester Springs Library end of year report – canceled appearance.

- B. Cultural Center Parking Lot – Nancy Bartley, Robert Shemonsky, Eileen Juico, Aldo (non-resident), Ann Orth, Rob Kocher, Suzanne Kaplan, Lila Smith, Ed Gallen, Steve Catone, Ernest Hollings and Neil Jacobs all stated their objections to the Cultural Center parking lot bid being awarded at this meeting. The residents requested that the Board table the approval of the bid contract and involve them to formulate a well drafted plan to establish a municipal center that would include their ideas that they felt where in the best interest of the community. The residents felt that the present proposed plan of a parking lot designed to establish parking for the administrative offices and police department would create an opportunity for an additional parking that is not proposed at this time. They expressed their concern that there is an additional parking lot plan that is not presently being presented by the Township that would include a maintenance garage and salt shed in an historic area. The residents requested that the Board take no further action until the West Pikeland Township Planning Commission completed their review and submitted their recommendations.

A lengthy discussion ensued regarding the present parking lot plan and the bid presented to complete construction of the parking lot. The concerned residents expressed their opinion that the present parking lot at the Cultural Center would be adequate at this time until further review and consideration to the plan is completed. Ann Orth and John Matthews suggested that the Board consider establishing a series of Charettes starting in the fall of 2006. Ann Orth estimated that the process could be completed within a three to four month time period. John Matthews submitted a document that summarized the nine principles of the Charrett process.

Ernest Holling stated that it is a fact that the Village needs additional parking and requested that the proposed plan include a walkway to access the other facilities within Historic Yellow Springs. Mr. Cracas stated that the proposed plan is only focused on providing parking for the Township's administrative offices and performing arts center and is crucial to making the Cultural Center building a successful facility.

Mr. Cracas presented a conceptional plan of the Cultural Center that was prepared by Historic Yellow Springs Inc. in 2001 which contained the same elements and layout of the present proposed plan. Mr.

Cracas wished it noted that the 2001 conceptional plan was reviewed by HARB and was recommended for approval in their July 21, 2001 letter to the Board of Supervisors. Furthermore, the plan was signed and endorsed by representatives of Historic Yellow Springs Inc., Chester Springs Library, Chester Springs Studio, the Inn at Yellow Springs, and appointed Township representatives Dave Abramson, Nancy Bartley, and Chris Peeples. This plan is on file at the Township Building.

Jack Brogan, Chairman of HARB requested that the Board of Supervisors not approve any contract bids until the items listed in their letter of review dated July 12, 2006 have been addressed. Mr. Cracas asked Mr. Brogan when was the date of the meeting that HARB reviewed the Cultural Center Plan since the Township was not notified. Mr. Cracas wished it noted that HARB did not follow procedure as set forth in the West Pikeland Township Zoning Ordinance relating to conducting a meeting for the purpose of reviewing an application.

Leighton Forbes wished to note that the residents of West Pikeland Township have elected the individuals to the Board of Supervisors to make executive decisions for the best interest of the Township and should be allowed to do so. Mr. Forbes further stated that established committees such as the suggested Charette process often take a considerable amount of time to formulate final decisions.

Peter Zimmerman of HARB asked the Board if they were willing to take a leadership role and answer the public's concerns regarding the proposed parking lot plan and delay construction at this time and not award the bid. The Board did not make a response to Mr. Zimmerman's request as the bid was being voted on under Old Business.

MEETING MINUTE APPROVAL

- A. Meeting Minute Approval of June 19, 2006 Business Session – Mr. Cracas made a motion to approve the minutes of the June 19, 2006 Business Session with the changes noted by Mr. Hallman III. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

PUBLIC HEARING – HOLDING TANK ORDINANCE 2006-202

Mr. Thompson, Solicitor opened the Public Hearing for the adoption of the stated Ordinance and presented Exhibit T-1 Holding Tank Ordinance 2006-202. The Ordinance establishes procedures for the use and maintenance of existing and new holding tanks designed to receive sewage whether from a residence or commercial use. Mr. Thompson presented Exhibit T-2 which provides proof of publication that the Ordinance was properly advertised. Mr. Cracas made a motion to adopt Ordinance 2006-202. Mr. Hallman III seconded the motion. Mrs. Glaum expressed her opposition to adopting the Ordinance at this time until further review by the Township Engineer. Mr. Hallman III stated that the Ordinance can be adopted in its present form and amendments can be made at any future time. After no further discussion the motion was carried with Mr. Cracas and Mr. Hallman III voting Aye and Mrs. Glaum voting Nay. Mr. Thompson asked if there were any further public comments. There were none. Mr. Thompson then closed the public hearing.

REPORTS

- A. Treasurer's Report - Mr. Hallman III made a motion to approve the Treasurer's report as of June 2006. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.
- B. Bills for Approval – Mrs. Glaum made a motion to approve the bills submitted. Mr. Cracas seconded the motion. Mr. Hallman III abstained from voting on Check #1446. After no further discussion the motion was carried with all voting Aye.
- C. Police Report – On file.

- D. Building/Zoning – On file
- E. Park and Recreation – No report on file due to no meeting in July.
- F. Planning Commission – No report on file due to no meeting in July.
- G. Roadmaster's Report – on file.
 - 1. Mr. Cracas noted that repairs needed to Pikeland Road as a result of flooding have been completed.
- H. Fire and Ambulance – On file. Mike Chapman of the Lionville Fire Company presented the report.

OLD BUSINESS

A. Cultural Center

- 1. Awarding Parking Lot Bid to B & J Excavating – Mr. Cracas made a motion to award the contract for construction of the driveways and parking lot at the Cultural Center to B & J Excavating in the amount of \$294,432.00 with the following provisions:
 - a) That a landscape plan is designed and implemented within six months
 - b) Mr. Zimmerman's comments of the 40 ft. turning radius versus a 25 ft. standard turning radius at the driveway entrance onto Art School Road be reviewed by the Township Engineer. The Township Engineer shall submit his opinion in writing, and if needed, an appropriate change order to the original contract will be made.
 - c) The lighting fixtures will be changed to be more historic in design.
 - d) Reaffirm the carriage shed will not be removed.

Mr. Cracas stated that the Board of Supervisors purchased the Cultural Center with the goal to improve and preserve a Township historical site while improving the Township's administrative offices and facilities. Thereby making the Township more efficient in operations and also a safer place for those who use the Township offices. Furthermore, the site would include a vibrant and exciting cultural center for people to meet and socialize to build a sense of community and bring a certain amount of daily and repeated use so that the entire Historic Yellow Springs Village, with potential restaurants and commercial facilities will flourish. Mr. Cracas noted that the present plan closely follows the conceptual plan of 2001 that was endorsed as previously discussed. Mr. Cracas further wished to address the concerns of people about disturbing the bodies of dead soldiers from the Revolutionary War by reading an excerpt from President Lincoln's Gettysburg address expressing the responsibility we have to continue the unfinished work that those honored individuals fought and died for.

Mrs. Glaum seconded the motion. A lengthy discussion ensued concerning the motion. Ernest Holling asked if the Board would consider selling the building and turning it back to a Cultural Center. Mr. Cracas stated that the Board would be willing to consider any rational alternative use of the property including the sale of. Mr. Holling requested a time frame in which the Board would consider selling the property. Mr. Cracas stated that the Board would consider such a proposal within a four (4) week period from today. Mr. Hallman III stated that the building would have to be sold at auction as required by the Second Class Township Code of Pennsylvania. Rob Kocher asked the Board to consider delaying acceptance of the construction bid of the parking lot until the August 21, 2006 Business Session. After no further discussion, the motion was carried with all voting Aye. Mrs. Glaum requested that Ann Orth proceed with the Charette process to involve the community in future planning of the Cultural Center site.

David Abramson whose property adjoins the Cultural Center stated that the Board of Supervisors has shown responsible leadership to the Township by purchasing the Cultural Center and establishing a plan for its use. Mr. Abramson stated that he felt the Township's presence in the Village would be positive for the future growth and prosperity of Historic Yellow Springs.

- 1. Office Roof – Mr. Hallman III reported that no bids were received.
- 2. Office Layout – No report at this time.

3. HARB Review – Mr. Cracas noted that the Township has received a letter from HARB dated July 12, 2006 submitting their comments and suggestions as a result of their review of the Cultural Center Parking Lot. Mr. Cracas wished it noted that HARB did not follow formal procedure as set forth in the West Pikeland Township Zoning Ordinance for conducting a review meeting and therefore the submission is procedurally incorrect and the submission of the Cultural Center Parking Lot is deemed approved.

B. Land Development

1. 1657 Art School Road Associates LLC – Mr. Hallman III read the public notice stating that the Zoning Hearing has been continued from June 26, 2006 and a notice of the hearing will be posted and advertised as required.
2. HARB recommendation for approval of the Chester Springs Studio proposal for fencing and screening. The Board acknowledged a letter dated June 29, 2006 from HARB submitting their comments and recommendations for approval for the proposed fencing and screening plan. It should be noted that the letter did not include a plan depicting the sheds, fence and kiln guard chain fence. Mr. Cracas made a motion to grant a Certificate of Appropriateness to the Chester Springs Studio for their fencing and screening plan. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.
3. Chester Springs Studio Letter of acknowledgement – Mr. Cracas made a motion to execute the letter dated July 18m, 2006 from the Chester Springs Studio to confirm that they are working in good faith to complete all items listed the letter as required in a grant from the Township dated October 1, 2001. Mr. Hallman III seconded the motion. After no further discussion the motion was carried with all voting Aye.

NEW BUSINESS

- A. Resolution 2006-06-11- Mr. Cracas made a motion to adopt Resolution 2006-06-11 to authorize the Building/Zoning Officer to issue a permit to 1646 Art School Road. The property is located in the HARB District but is not a Historic building. Therefore no HARB review will be required. Mrs. Glaum seconded the motion. After no further discussion the motion carried with all voting Aye.
- B. Verizon Cable Franchise Agreement Ordinance – Mr. Cracas made a motion to authorize the Township manager to advertise an Ordinance entitled “Cable Franchise Agreement between the Township of West Pikeland and Verizon Pennsylvania, Inc. The Ordinance will be considered for adoption at the August 21, 2006 Business Meeting. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.
- C. Yellow Springs Farm Subdivision Extension- Mr. Cracas made a motion to grant Yellow Springs Subdivision Extension Agreement to September 30, 2006. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.
- D. Grant Application to Chester County Park and Recreation – Mr. Cracas made a motion to authorize the Township to make application for a grant to the Chester County Park and Recreation that would provide funds for recreational improvements to the Cultural Center property. Mrs. Glaum seconded the motion. After no further discussion the motion was carried with all voting Aye.

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

Adjournment

Mrs. Glaum made a motion to adjourn the meeting at 10:52 p.m. Mr. Cracas seconded the motion.

Respectfully Submitted,

Joan C. Matthews,
Township Secretary