

**WEST PIKELAND TOWNSHIP  
1208 KIMBERTON ROAD  
CHESTER SPRINGS, PA. 19425  
BOARD OF SUPERVISORS  
SPECIAL MEETING OF OCTOBER 20, 2005**

The Board of Supervisors of West Pikeland Township convened in a Special Meeting at 7:30 p.m. at the Township Building, 1208 Kimberton Road, Chester Springs. Those in attendance were Chairman Harold Hallman III, Vice-Chairman Linda Glaum, Member William Cracas, Township Manager Norman Long, Chief of Police Shane Clark, Director of Facilities Harry Miller, Township Solicitor Guy Donatelli and Administrative Assistant Joan Matthews.

**Pledge of Allegiance**

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

**Executive Session**

Chairman Hallman III announced that the Board met in Executive Session on October 20, 2005 for legal reasons

**Business**

**Discussion with the Historical Architectural Review Board of the Proposed Cultural Center Plan**

The Board of Supervisors and the Historical Architectural Review Board met to review the proposed parking lot and new construction plan for the Cultural Center in Historic Yellow Springs. The new construction will include a salt storage shed and a municipal services building as part of a municipal complex to be located at the Cultural Center. Mr. Cracas explained that the Board wished to have this meeting with the Historical Architectural Review Board in response to their letter dated October 14, 2005. The letter expressed HARB's concern relating to the preservation of Historic Yellow Springs and listed additional information to the proposed preliminary plan. HARB stated in their letter that the plan lacked certain details relating to changes to the existing structures, lighting, and the visual impact of the new construction.

Mr. Cracas stated that there are no exterior changes planned for the existing buildings. Mr. Cracas requested HARB's consultation and guidance to what design guidelines were required and most appropriate for the proposed new construction. Mr. Peter Zimmerman of HARB stated that the existing plan lacks sufficient detail pertaining to the general guidelines of design and scale. Mr. Cracas asked what those general guidelines were. Mr. Zimmerman replied that the process of review would begin with architectural drawings that contained the HARB requirements that pertain to the general guidelines of design, scale, color and design.

Mr. John Matthews of Clearview Drive submitted a letter to the Board of Supervisors dated October 20, 2005 signed by 23 residents. The residents expressed their support of the Township administrative and police offices being located at the Cultural Center. The letter also acknowledges support of a well-designed and environmentally sensitive parking facility. The letter stated the residents' opposition to the Township constructing a salt shed and municipal services building, increased truck traffic, and any changes to the aesthetic and environmental impact to the historic village, or the rural and quiet nature of their existing properties.

Mr. Cracas wished to note that the Township purchased the Cultural Center to support the village of Historic Yellow Springs and to create a "center" of the community. Mr. Cracas further explained that the Township municipal services need to be consolidated into one location to create an efficient site containing all the needed facilities to provide efficient municipal services. Mr. Cracas also noted that having all the facilities consolidated is more cost-effective. The Board wished it known that Historic Yellow Springs Inc. was informed of the proposed Municipal complex in the agreement of sale.

A lengthy conversation ensued allowing the residents time to expressing their individual opinions concerning their opposition of the Road Department being located at the site. Mr. and Mrs. Shemonsky of Clearview Drive expressed their interest in possibly purchasing the Cultural Center. Mr. Cracas stated that residents are encouraged to explore alternative plans and ideas. If a rational and reasonable plan can be presented the Board would be greatly interested. Residents again were encouraged to participate. Mr. Cracas further explained that a solution needs to be made as soon as possible due to the need of salt for the impending winter weather.

Mr. John Brogan of HARB and members stated they did not approve of the Road Department being located in the Historic District.

Mr. Peter Zimmerman stated that the entrance for the proposed parking lot from Art School Road at Clearview Drive was in good placement. The residents discussed the proposed location. Again the Board agreed to alternative ideas.

Discussion followed considering alternative locations for the placement of the salt shed. Everyone was in agreement that timing is crucial due to the winter season that could begin as early as November. An alternative site suggested was the Windolph property on Route 401. Mr. Peter Zimmerman suggested the Township contact West Vincent Township to explore the use of their former salt facility. Chairman Hallman III stated that the Township will consult with Uwchlan Township to see if the salt can again be stored at their facility.

Mr. Cracas made a motion to further study the proposed plans and explore alternative sites concerning the location of the salt shed. The Board will continue to consult with the HARB Board to reach an agreeable plan. Vice Chairman Glaum seconded the motion with all voting Aye.

Chairman Hallman III made a motion to further study the proposed parking plan for the Cultural Center. Vice-Chairman Glaum seconded the motion with all voting Aye.

**Authorization to Advertise Bids for Mold and Indoor Air Quality Remediation**

Mr. Cracas made a motion to authorize the Township Manager to prepare a bid package and advertise to solicit bids for Mold and Indoor Air Quality Remediation in the Building at 1645 Art School Road. Vice-Chairman Glaum seconded the motion with all voting Aye.

**Authorization to Advertise Inter-municipal agreement/Verizon**

Mr. Cracas made a motion to authorize the Township Manager to advertise an Ordinance to participate in an inter-municipal agreement along with Gerry Lederer to prepare a Franchise Agreement for Verizon. Vice-Chairman Glaum seconded the motion with all voting Aye.

**Salt Storage Shed Bids**

Chairman Hallman III made a motion to authorize the Township Manager to preauthorize the compliance of the received Salt Storage Shed Bid packages. Vice-Chairman Glaum seconded the motion with all voting Aye.

**Adjourn**

William Cracas made a motion to adjourn the meeting at 10:10 p.m. Seconded by Vice-Chairman

Respectfully Submitted,

Norman J. Long,  
Township Secretary