

WEST PIKELAND TOWNSHIP
1208 KIMBERTON ROAD
CHESTER SPRINGS, PA. 19425
BOARD OF SUPERVISORS
REGULAR SESSION APRIL 25, 2005

The Board of Supervisors of West Pikeland Township met in Regular Session at 7:00 p.m. at Montgomery School, Bell Hall, 1141 Kimberton Road, Chester Springs, Pennsylvania. Those in attendance were Chairman Hallman III, Vice-Chairman Linda Glaum, Member William Cracas, Township Manager Norman Long, Chief of Police Shane Clark, Director of Facilities Harry Miller, Township Engineer Theodore Gacomis, and Administrative Assistant Joan Matthews. Planning Commission Solicitor John Good was in attendance for the Zoning Ordinance Hearing.

Pledge of Allegiance

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

Meeting Minute Approval

Mr. Cracas made a motion to approve the meeting minutes of the March 21, 2005 Regular Session. Vice-Chairman Glaum seconded the motion with all voting Aye.

Reports:

Treasurer's Report

Mr. Cracas read the Treasurer's Report for March 1, 2005 through April 18, 2005. 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 and bills submitted. Mr. Cracas seconded the motion with all voting Aye.

Police Report

Chief Shane Clark read the March 2005 Police Report. The report is on file and available for review at the Township Office

Letter of Commendation for Cpl. O'Connell

Chief Clark read a letter from Jill and Ted Wiederseim of 1121 Yellow Springs Road expressing their appreciation for the professional emergency assistant that Corporal O'Connell provided on March 24, 2005 during a chimney fire at their residence.

Grant Application for Automatic Weapons

Vice-Chairman Glaum made a motion to authorize Chief Clark to submit a grant application for AR-15 weapons to be purchased for the West Pikeland Township Police Department. Mr. Cracas seconded the motion with all voting Aye.

Park and Recreation

Appointments

Vice-Chairman Glaum made a motion to appoint Cathy Grady as a regular member and Diane Urbanski as alternate member to the Park and Recreation Board. Chairman Hallman III seconded the motion with all voting Aye.

PECO Green Region Grant Award

Chairman Hallman III announced the Township has been awarded a \$10,000.00 grant for the Pickering Trail from the PECO Green Region Grant Program. The grant will be used for planning and improvements to further the Pickering Trail.

Historic Yellow Springs Jazz Festival Donation

Mr. Cracas made a motion that the Township not donate \$1,500.00 to Historic Yellow Springs Jazz Festival, and that the Township postpone other donation requests until the Township funds recover from the recent purchase of the Cultural Center property. Vice-Chairman Glaum seconded the motion with all voting Aye.

Planning Commission

Leibfried Subdivision

Mr. Harry Miller stated that the Planning Commission met on April 11, 2005. The Commission recommended preliminary/final approval of the Richard T. Leibfried and Laurie A. McCullough-Leibfried Subdivision Plan subject to the condition that the first sentence of note 13 on the Plan be stricken. A sentence to be added to the end of note 13 should read; "The outermost boundary between Lot No 2 and the Calvilli property, as depicted hereon, is certified to be correctly depicted based on senior title," The Planning Commission also recommended that the Township forward the Sewage Planning Module to the Department of Environmental Protection.

Landis Subdivision

The Planning Commission also recommended that the Township obtain a written confirmation from Mr. Robert Landis that his Preliminary Subdivision Plan of seven (7) lots be received by the Township on April 4, 2005 replaces the previously filed nine (9) lot Preliminary Subdivision Plan received by the Township on January 19, 2005.

Road Department

Mr. Long reported that the Township Road Department is completing should restoration to Pikeland Road.

Appreciation from Downingtown School District

Mr. Long read a thank you letter received from Dr. Levi Wingard of Downingtown Area School District expressing appreciation to the Township and the snow removal team for their tremendous efforts in keeping West Pikeland's roads safe and accessible during the past winter's snowstorms.

Building/Zoning Officer

Mr. Long read the Building/Zoning Officer's report for March 2005. The report is on file and available for review at the Township Office.

Fire Companies

Chairman Hallman III read the fire company reports from West End Fire Company, Kimberton Fire Company, Lionville Fire Company and Fire Police, and the Ludwigs Fire Company. The reports are on file and available for review at the Township Office.

Mr. Cracas made a motion to accept the Reports as read. Vice-Chairman Glaum seconded the motion with all voting Aye.

Old Business

There were no items of Old Business.

New Business:

Resolution 2004-04-11 Leibfried Subdivision

Mr. Cracas made a motion to adopt Resolution 2005-04-11 for the Leibfried two lot Preliminary/Final Subdivision Plan approval. Mr. Long stated that the subdivision's approval is conditioned upon the revisions to Note #13 on the Plan as documented by a letter from Planning Commission Secretary Sean A. O'Neill dated April 2005, the approval of the Sewage Planning Module from the Department of Environmental Protection, and the installation of the approved drainage pipe along Horseshoe Trail at the time of the driveway construction. Chairman Hallman III further asked that proper driveway drains be installed in the driveway due to the steep slope of the proposed drive. Chairman Hallman III further stated that proper drainage is essential due to the location of roadway being shaded from the sun during winter months. Vice-Chairman Glaum seconded the motion with all voting Aye.

Landis Subdivision Application

Mr. Cracas made a motion that based on a letter dated April 25, 2005 received from Mr. Landis's attorney Holly Setzler stating withdraw of the January 2005 Subdivision Application that the January 2005 Landis Subdivision Plan be denied. Vice-Chairman Glaum seconded the motion with all voting Aye.

The Mill at Anselma Special Event Permits

Vice-Chairman Glaum made a motion to authorize a one-day special event permit for May 7, 2005 to Anselma Mill and for Saturday and Sunday tours provided that all conditions of the Building/Zoning Officer has been established. Mr. Cracas seconded the motion with all voting Aye.

Approval of the Architect Feasibility Study of the Cultural Center

Vice-Chairman Glaum made a motion to authorize the Township Manager to enter into an agreement with DWKCB Architects for a feasibility study of the Cultural Center in the amount not to exceed \$7,800.00. Mr. Cracas seconded the motion with all voting Aye.

Resolution 2005-04-12 County Mutual Aid Resolution

Mr. Cracas made a motion to adopt Resolution 2005-04-12 to support Chester County Mutual Aid System Agreement. Vice-Chairman Glaum seconded the motion with all voting Aye.

Vice-Chairman made a motion to accept the Old Business as read. Mr. Cracas seconded the motion with all voting Aye.

Announcements

Anselma Mill

Anselma Mill Executive Director Heather Reiffer announced that the Mill has been designated to the Historic Registry. Maurie Kring further announced that the Mill will host a fundraiser at Ker-feal. Mr. Cracas suggested that Mr. Kring request assistance from the West Pikeland Township Police Department for security during the event.

West Pikeland Township Zoning Ordinance and Amendments to the Subdivision and Land Development Ordinance Hearing

Chairman Hallman III opened the Public Hearing for the adoption of the West Pikeland Township Zoning Ordinance and Map with amendments to the Subdivision and Land Development Ordinance. The comprehensive new Zoning Ordinance and Zoning Map was advertised in summary form for the prescribed period of time. Copies of the Zoning Ordinance were also made available for public view at the Chester County Library and the Daily Local News.

Land Planner John Snook of the Brandywine Conservancy Environmental Management Center presented a PowerPoint presentation of the Ordinance's contents. Mr. Snook explained the Definition of Terms, Establishment of Districts and detailed each district's purpose and regulations. A lengthy period of questions and discussion time was given to the audience. Mr. Cracas made a motion to adopt the West Pikeland Township Zoning and Subdivision Ordinance as advertised with the following exceptions:

1. Add Title Page
2. Add Table of Contents with page numbering, header and footer styles consistent With article, except page numbering i,ii,iii,ect. Beginning with title page as "1".
3. All headers: delete "proposed". SLDO amendments: use same header style.
4. All footers: page number centered (Roman Number of Article-page number; in case of SLDO amendments, use SLDO – page number).
5. All footers; right end to read "adopted April 25, 2005".
6. Article I: - revise Section 101 to change reference to 2004 to 2005.
7. Article VIII: -delete Section 803.D.4 and renumbering subsequent Section 803.D.5 as 4.

8. Article X: - revise subsection 1002.B.8 to read as follows (replaces text):
a. The nightly out of doors parking or storage of commercial vehicles shall be limited to one (1) vehicle, not to exceed seventeen thousand (17,000) pounds gross vehicle weight rating (g.v.w.r.). The commercial vehicle shall be parked on the lot, not on the street. (See also Section 1106.F, Residential Outdoor Storage).

9. Article XIII – revise subsection 1306.B.7 to read as follows (replaces text):
a. Signs shall not be erected more than thirty (30) days prior to the election or referendum.
Article XIII – revise subsection 1307.C.8 to read as follows (replaces text):
A. One (1) wall, ground, or freestanding sign not exceeding twenty (20) Square feet in area for the identification of a church, school, recreational area, estate, or farm, and conforming to the requirements set forth in Section 1307.G below. Where permitted, any illumination shall be non-flashing, uncolored, diffused or indirect, and such sign shall be set back at least one-third (1/3) the distance of any required yard from any property line.

Vice-Chairman Glaum seconded the motion. Chairman Hallman III asked if there were any comments from the audience. There were none. All members voted Aye.

Chairman Hallman III announced the conclusion of the Public Ordinance Hearing.d

Adjournment

Vice-Chairman Glaum made a motion to adjourn the meeting at 10:55 p.m. Mr. Cracas seconded the motion with all voting Aye.

Respectfully Submitted,

Norman J. Long,
Township Secretary

