



West Pikeland Township  
 1645 Art School Road  
 Chester Springs, Pennsylvania  
 Board of Supervisors  
 December 19, 2016 at 7:30 p.m.

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Richard R. Bright, Jr., Chair	Jim Wendelgass, Township Manager
Harold Hallman, Vice Chair	Shane Clark, Chief of Police
Charlie Humphreys, Supervisor	Jonathan Slaven, Township Secretary
Pam Conti, Supervisor	
Ernie Holling, Supervisor	

Dr. Bright called the meeting to order at 7:33 p.m. at the Township Building and led the Pledge of Allegiance.

**APPROVAL OF THE AGENDA**

After no additions were heard, the agenda was approved as submitted.

**APPROVAL OF THE MINUTES**

Dr. Bright opened the floor for any corrections to the Board of Supervisors minutes of November 21, 2016. Hearing no requests for corrections, the minutes were approved as submitted.

**PERSONS WISHING TO BE HEARD**

Dr. Bright opened the meeting to members of the public wishing to be heard. Hope Batchelor of 511 Worthington Road came before the Board to see if there were any updates on a decision regarding paving of her driveway. The issue raised by the Township’s engineer is that the zoning ordinance requires paving. At the start of this project, land development was waived by the Board of Supervisors which provided them with no actual approved plans. The zoning official also believes concern lies with a change in use of the property to a commercial use as the site is used for an equestrian veterinarian practice. In addition the square footage of dwellings on the property has significantly increased. Mr. Wendelgass indicated to the Board that he believes this is an issue for the Zoning Hearing Board and that the Board of Supervisors does not have jurisdiction in this case. Mr. Holling asked that staff prepare a document outlining all of the issues associated with paving.

Dr. Bright also mentioned that the DCNR has awarded the Township a grant of \$200,000 for the building of the new park. Total grant money received for this project is close to \$2 million. The current total amount for the park development is approximately \$1.1 million. Staff was asked to send an email to the Township engineer inquiring what construction could be done with this amount.

### **UNFINISHED BUSINESS**

- a. **Approval of 2017 Budget.** Mr. Wendelgass addressed a number of items inquired by Mr. Holling. After receiving answers to all questions, Mr. Holling moved to approve the Budget as submitted. Mr. Humphreys seconded and the motion was approved with all voting Aye.
- b. **Next Steps: Septic Maintenance Ordinance.** The current timeline states this current meeting was to approve advertising the ordinance in order to vote on it at the second meeting in January. Mr. Hallman believes there has not been enough education of the ordinance to people who do not have computers. A target was set to have an education session the week of January 23<sup>rd</sup>. Prior to that, staff has been instructed to create a post card mailer to inform residents of the education session and inform them the ordinance will be on the Board of Supervisors agenda for possible adoption on February 6<sup>th</sup>, 2017.

### **NEW BUSINESS**

- a. **Approval of Bills.** Mr. Holling moved to approve the bills list. The motion was seconded by Dr. Bright and was approved with all voting Aye. Mr. Hallman abstained from checks 6430, 6431, and 6456.
- b. **Treasurer's Report.** Charlie Humphreys presented the Treasurer's Report.
- c. **HYS Events.** Eileen McMonagle, Executive Director of Historic Yellow Springs informed the Board that steps have been made to get closer to satisfying the requirements to receive a certificate of occupancy. Most notable was getting PennDOT approval of the ADA ramp. Mr. Holling moved to approve the events on the list through the last day in February, 2017. Mr. Hallman seconded and the motion passed with all voting Aye.
- d. **Scheduling of Vocht Conditional Use.** After a brief description of the proposed conditional use, the Board instructed staff to inquire of the Township solicitor as to the best way to proceed with this conditional use request as it is possible the Zoning Hearing Board is better suited to handle such a project. A tentative date was set for February 13, 2017 for the conditional use hearing.
- e. **1603 Yellow Springs Road.** Mr. Slaven explained to the Board that the issue at this residence is a roof that was installed without a building permit. The project would have gone before the historic commission had the proper procedure been taken, however the historic commission has since written a letter stating their disapproval of the work that was done as it relates to maintaining historic structures in the Township. The residents and the roofer who completed the work were present and explained the reason for the materials used and expressed their apologies for having the work done without a permit. Mr. Holling suggested language be put in the deed upon sale indicating that any future work done to the roof go through the proper channels before completion. The residents concurred. Mr. Holling moved to approve the work as it was

done with that stipulation. Dr. Bright seconded and the motion passed with all voting Aye.

- f. **Resolution 2016-12-01: Tax Resolution 2017.** Mr. Holling moved to approve the resolution as written. Ms. Conti seconded and the motion was approved with all voting Aye.
- g. **Tom Oates Lot Line Change.** Mr. Wendelgass explained the Township has a letter from the engineer recommending approval of the proposed lot line change as long as a few conditions are met. Ms. Conti moved to approve the proposed plans if conditions contained in the township engineers' letter are met. Mr. Holling seconded and the motion was approved with all voting Aye.
- h. **Monthly Reports.** Mr. Holling inquired about monthly reports put up on website by administration staff, more specifically the amount of information provided for the police department. Chief Clark will review the report and make a recommendation.

### **ANNOUNCEMENTS**

The next Board of Supervisors meetings are scheduled for Tuesday January 3, 2017 and Tuesday, January 17, 2017.

### **ADJOURNMENT**

Mr. Hallman moved to adjourn the meeting. It was seconded by Mr. Holling and was approved unanimously.

Meeting adjourned at 8:54 p.m.

Jonathan Slaven,  
Assistant to the Manager and Township Secretary