

Regular Board of Supervisors Meeting Held Monday November 3, 2003

A regular meeting of the Board of Supervisors was held on Monday November 3, 2003 commencing at 7:00 p.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Doratt and Mr. Franciscus, Mr. Pompo Township Solicitor, Mr. Lowry Township Zoning Officer/Building Inspector, Mr. MacCombie Township Engineer, and members of the community.

Mr. Garris made a motion, seconded by Mr. Doratt, to waive the reading of the previous meetings minutes. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt the minutes of the previous meeting. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Police report. Chief Groce reported that 304 incidents have been handled and 2,627 miles have been patrolled. The primary complaint categories were: 3 harassment, 8 disturbances, 6 theft, 48 stationary patrols, 4 911 hang ups, 3 criminal mischief, 67 business checks, 4 alarms, 14 assist, 12 animal, 1 suspicious persons, 2 accidents, 2 domestic. 23 citations were issued for the month and 2 arrest were made. Chief Groce reported that Patrolman Viola participated in the meet your local police held at Wal-Mart. Three complaints over Halloween were egg throwing and criminal mischief to a car door.

Chairman Garris stated that West Sadsbury Township has been in contact with the office with regards to a turn signal being added to the North bound existing traffic intersection at routes 10 and 30. The approximate expense will be \$6,000 total with Sadsbury picking up ½ of the invoice.

Township Engineer Report. Mr. MacCombie reported that on November 17, 2003 a pre-construction meeting would be held at 9:00 a.m. at the Municipal Building. He stated that a notice to residents to mark their laterals would also be going out. Mr. MacCombie has prepared a construction release for Mr. Carr in the amount of \$27,183.90 for the Boards approval.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve \$27,183.90 construction release to Mr. Carr per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated that he received from Sadsbury Associates an escrow release request too late and did not have time to process it. Mr. MacCombie stated that he has also prepared an escrow release for Gateway Grace Community Church in the amount of \$18,882.44 for the Board approval.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve \$18,882.44 construction release to Gateway Grace Community Church per Mr. MacCombies recommendation.

With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that he has reviewed grading permits for lots 15,58,113,115,117,118,129,133,135,136, and 156 of the Quarry Ridge Development most of the grading permits were approved some need minor revisions. Mr. MacCombie also received a grading permit application for Fillmore Wood along Quarry Road that will require revisions. Mr. MacCombie stated that Mr. O’Neil has met with Fran Rupert regarding the projects completion. Mr. Rupert stated that some maintenance issues still remain with the walking trail and they will not release the final grant money until the maintenance problems are corrected. Mr. MacCombie stated that he has been reviewing the proposed re-zone of Lincoln Highway Corridor; his comments will be forwarded to the Board of Supervisors. Mr. MacCombie stated that he has been in contact with J.D. Eckman Company in order to get prices to replace the Greenbelt Drive Bridge.

Township Solicitor report. Mr. Pompo stated that he has received notification from the applicant’s attorney postponing their hearing scheduled for Wednesday November 5, 2003 regarding Cosmos self-storage Conditional Use Hearing. Mr. Pompo stated the following public hearings are scheduled November 14, 2003 at 9:00a.m. for an Institution Ordinance, December 2, 2003 public hearing at 7:00 p.m. for an Ordinance for Commercial Overlay district, December 3, 2003 public hearing at 7:00 p.m. for an Ordinance Zoning amendment to rezone a portion of the Morris Farm. Mr. Pompo discussed the flat fee of \$12.50 sanitary sewer that is invoiced with the quarterly sanitary sewer usage billing. Mr. Pompo stated the flat fee includes everyone that is connected into the sanitary sewer system regardless of usage. Mr. Pompo received questions from George Dallmas stating that he is on private well water and should not be paying the flat fee of \$12.50 he stated that fee is for Pennsylvania American Water Company users only. Mr. Pompo again stated it is for all sanitary sewer users.

Township Zoning report. Mr. Lowry stated he performed 102 inspections and answered 74 inquires, 16 permits were issued for 6 townhouses, 4 single family dwellings, 1 deck, 1 addition, 2 alterations, 1 porch, and 1 patio. Mr. Lowry stated that two Zoning Hearings were held on October 29, 2003. Nancy Brooks to operate a day care center at 2931 Lincoln Highway and Robert Johnson to operate a taxidermy studio at 465 Bonsall School Road. Both applicants were granted approval from the Zoning Hearing Board. Mr. Lowry has received an application from the Norwood Company (Electronic Boutique) for a Variance from Section 1304.E.2 to permit loading docks of building to face street frontage. A November 25, 2003 hearing has been scheduled. A Conditional Use Hearing was held on Wednesday November 5, 2003 at 7:00 p.m. the purpose of the hearing is for Mr. Carr to request the landscaped berm to remain at (8) feet; condition #2 of the original Decision and Order mandated the height to be (6) feet. Mr. Lowry has received numerous complaints regarding noise at the Stottsville Inn. Mr. Lowry stated that the owners of Stottsville Inn agreed to have un-amplified music. Mr. Lowry stated the recreation vehicle has been removed from 441 Compass Road as requested. All vehicles have been removed from a barn on Old Wilmington Road as requested. A November 19, 2003 meeting has been scheduled for the Feasibility Study Committee at 7:00 p.m.

Township Planning Commission report. Mr. Yeoman reported that the September 25, special Planning Commission worksession was cancelled. Mr. Yeoman reported that Joe Russella from D.L. Howell representing Bellaire was present and was in receipt of the Township Engineers review letter for the preliminary/final subdivision land development plan of phase 1A and 1B. The Planning Commission also reviewed the street plan of Meetinghouse Properties, Susan Boswell and Greg Newell requested that the sidewalk lighting issue be deferred until subdivision/land development review and Boards approval. A motion was made to give contingent approval pending a clean letter from the Township Engineer and full compliance of all applicable governmental agencies the motion was seconded and approved. Mr. Lymberis presented plans for lot 3 of Bellaire Business Center for a self-storage facility. The Planning Commission requested clarification of the mini storage parking issue. A motion was made to recommend that Mr. Lymberis proceed to Conditional Use and was approved. The Planning Commission discussed the Zoning Ordinance change to the R-2 district was tabled until the November meeting.

Pomeroy Fire report. Mr. Taylor reported that 9 alarms were answered and hours in service were 19 hours and 8 minutes. The alarms were as follows: 1 hay bale, 1 gas leak, 2 auto accident, 1 stand by, 1 house, 2 automatic alarms, 1 amb. Assist.

Sadsbury Fire report. No report given.

Township road report. Mr. Franciscus reported that most roads are in good shape, the road crew removed trees and cut back road bank along Old Wilmington Road and Quarry Road. Cleaned and opened gutters on Morris Lane and Old Mill Road. The road crew is cutting back brush along roadways for winter. The storage-building roof that had been damaged from the hurricane material is ordered. The road crew repaired the walking trail and removed water meter and drained lines for the winter.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the October bills in the amount of \$47,553.01. With there being no questions from the public, the Board voting “aye”, the motion passed unanimous.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the October payroll in the amount of \$20,858.46. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the October sanitary sewer bills in the amount of \$21,808.21. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt read letters from State Representative Art Hershey and Senator Pileggi with regards to the Village Enhancement in Sadsburyville.

Questions were asked from Ann Garrett and Stephanie Silvernail with regards to the sidewalks. Christine Bennett representing Arcadia was present and answered their

questions. Some of the discussion was that the Township could pull out of the grant at any time there is no obligation whatsoever.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the submittal of a grant application to the Transportation Enhancements Program 2003 regarding the Village enhancement plan. With there being questions to Christine Flynn from Stephanie Silvernail being answered the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt Resolution 2003-07 entering into a 5 year Agility Agreement with the Commonwealth of Pennsylvania. With there being a question from Neil Heineman, being answered, the Board voted “aye”, the motion passed unanimously.

Mr. Mike Muller representing Electronics Boutique did a presentation on the company stating that the company is in the retail video games. Mr. Muller stated that Electronics Boutique is a growing company with yearly growth sales are currently 1.4 billion, he stated there are 1,100 current stores located in strip centers and malls. The current warehouse is located in West Chester and will close when the new warehouse in Sadsbury is opened. Their job growth began at 215 employees in 1999 to 422 projected in 2004. The current hours of operation are the first shift is 6:00a.m. to 2:30 p.m. that includes 96 distribution associates and 90 reclamation associates, the second shift hours are 2:45 p.m. to 11:15 p.m. with 59 distribution associates and 90 reclamation associates with the shipping and receiving shift being 7:00a.m. to 8:00 p.m. with 11 shipping and receiving associates. Questions from the residents were as follows:

Neil Heineman asked how many tractor-trailers would be pulling in and out? Mr. Muller answered 8 to 10 each weekday morning.

John Lymberis asked what type of building materials were going to be used?

Earl Taylor asked what was the height of the building?

Mr. Joe Russella representing Bellaire Business Center stated a need to place an emergency entrance along Old Wilmington Road and Quarry Road into the Bellaire Business Center. Mr. Russella stated a traffic planner would do a traffic study for the intersection.

The Board stated that complaints have been received regarding a problem with vehicles parking and blocking Newport Avenue South. Mr. Garris made a motion, seconded by Mr. Doratt, to place No Parking Signs along Newport Avenue South. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt Resolution 2003-08 to adopt a schedule of fees for peddling and soliciting pursuant to section 98-3. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Public comment:

Ann Garrett requested a copy of Art Hershey's letter.

Neil Heineman made a comment regarding the State Grant the Township applied for.

Mora Mason commented that the actions of the Supervisors in the past meetings upset her.

Elmer Pluck commented to Tom Lowry with regards to the music playing at the Stottsville Inn.

Joann Benner commented that she needs a registered plumbers list from the Township.

John Lymberis commented on that he is working on the water flow at Quarry Ridge.

Beverly Murray thanked the Board and Road Crew for a great job.

Frank Pry commented to the public to go out and vote

Clair Audette commented that there are two potholes on Old Mill Road,

Tammy Pawling asked Christy Flynn is she told Art Hershey about the Zoning change and that the residents don't like the sidewalk ideas, Christy Flynn answered by saying yes she believes she did tell Art Hershey those things.

Jeannie Hoover commented that the Township Police Chief hit her sister's dog.

Jay Groce commented that the hours of Community Service provided by 3 Township youth has been satisfied.

Ann Garrett commented how well Police Department did during Trick or Treat nite.

George Dallmas questioned who put the new pavilion at Bert Reel Park.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer