

## **Board of Supervisors Regular Meeting Held Tuesday October 7, 2003**

A regular meeting of the Board of Supervisors was held on Tuesday October 7, 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. MacCombie Township Engineer, Mr. Lowry Township Zoning Officer/Building Inspector, 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 meetings minutes. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

**Township Police report.** Chief Groce reported for the month of September the police reported that they patrolled 2,295 miles and handled 266 incidents. The categories are as follows: 3 harassment, 8 disturbances, 1 theft, 40 stationary patrols, 3 911 hang ups, 1 criminal mischief, 68 business checks, 7 alarms, 16 assist to other depts. 8 animal, 1 suspicious persons. Chief Groce reported 21 citations for the month and 1 arrest for Township Park Ordinance. Chief Groce made a request to the Board to pay for 2 days registration to attend the International Police Chief's Conference in Philadelphia.

**Township Speed machine report.** Chief Groce reported that a speed of passing data pack computer program has been installed which allows the machine to do speed studies.

**Township Engineer report.** Mr. MacCombie reported that he met with Mr. Carr on September 16, 2003 with regards to planting street trees throughout the development as well as wild flowers and discussed the existing height of the detention berm. Mr. Carr stated that he would be re-opening his conditional use hearing regarding the height of the berm. Mr. MacCombie reviewed grading permits for lots 115,118,133,and 135 of the Quarry Ridge development and has been approved. Mr. MacCombie reported that Fran Rupert from Chester County has indicated several maintenance issues regarding the Bert Reel Park project. One issue is the crab grass that is growing in the walking trail and need to be removed. The Board stated that there are (3) teenage boys that have community service to complete within the Township and the police department will direct the boys to do the work. Mr. MacCombie reported that he completed a construction release for Sadsbury Village in the amount of \$22,693.24 for the Boards approval. Mr. MacCombie stated that N. Abbonizio Contractors were awarded the bid for the sanitary sewer construction regarding phase 1B and a portion of phase 3A, 3B and Greenbelt Drive and they will be setting a pre-construction meeting in the future. A public meeting was held on September 12, 2003 with the Board of Supervisors and they approved the agreement with PAWC, which will allow the developers from West Caln to connect into the Sadsbury sanitary sewer system. Mr. MacCombie reported that his office is in the process of reviewing the planning module submission regarding Octorara

Glen subdivision he will forward comments to the Township, applicant, and the applicants engineer. Mr. MacCombie sent a letter to Clair Hershey per the Board request denying his request regarding Hershey's Farm Market wanting permission to allow 7,000gallons per day of sewage to be discharged through PAWC's lines within West Sadsbury. Mr. MacCombie stated that he is in contact with J.D. Eckman with regards to the Greenbelt Drive repair. The Board requested that Mr. MacCombie continue to persue getting estimates for repairing the bridge.

**Township Zoning report.** Mr. Lowry reported that he did fifty-four inspections and answered one hundred and thirty three inquires. Sixteen permits have been issued for six townhouses, four single-family dwellings, three decks, one addition, one apartment, and one deck with demolition. Mr. Lowry is in receipt of two Zoning Hearing Applications one for Nancy Brooks to operate a day care center at 2931 Lincoln Highway and Robert Johnson to operate a taxidermy studio in the basement of his home on 465 Bonsall School Road. Both hearings are scheduled for October 29, 2003. The Board stated that they have no objection to the Zoning Hearings. Mr. Constable has applied for a Zoning Hearing and has waived his time frame for the hearing due to being out of town most of the month of October. Mr. Lowry stated that he received many complaints regarding Stottsville Inn and noise from a musical group. The owner of the Stottsville Inn has agreed to have the musical group play un-amplified music. A complaint regarding 441 Compass Road was received for a recreation vehicle having people living inside, the owner contacted the Township office and stated the camper will be towed into a camp ground and the owner also stated that all dogs are gone but 2 which are in the house. A complaint was received regarding vehicles being stored behind a barn on Old Wilmington Road the owner has been contacted and will remove all vehicles. A complaint regarding 16 Washington Lane regarding high grass, a letter was sent and the grass has been cut. Mr. Lowry stated that the Feasibility Study Committee would conduct a public meeting on October 16, 2003 at 7:00 p.m. Mr. Lowry is in receipt of a Conditional Use application for 75 Townhouses, also a Conditional Use application for the construction of self storage buildings by JYF Partners. A four lot subdivision for the Skiles property which most of the land is located in West Caln Township. A Land Development for Electronics Boutique has also been submitted.

**Township Planning Commission report.** Mr. Yeoman reported that the Planning Commission reviewed the Township Engineer's letter with regards to Lafayette Square. A vote to approve the Zoning Change amendment was taken and it was a unanimous vote against the change. Mr. Yeoman reported that Terry Muto representative of Bellaire Business Center presented preliminary/final subdivision and land development plans for phase IA and 1B. He stated that submissions have been made to DEP and the Conservation District. Ms. Christine Flynn was present and discussed the upcoming trip to the Kentland's on September 27, 2003 at 8:30 a.m. Meeting House Properties presented preliminary land development plans for a road to be constructed to access the portion of the property that is in West Caln Township. It was stated that they would comply with any issues that may appear on the Township Engineer's review letter. First Industrial presented a preliminary/final land development plan for a proposed 314,521

square foot warehouse and distribution facility for Electronic Boutique. No action was taken.

**Pomeroy Fire report.** Earl Taylor reported that 10 alarms were answered for the month and hours in service were 11 hours and 10 minutes. The alarms were as follows: 1 motorcycle accident, 3 building, 2 wires, 1 car fire, 2 standby, 1 house.

**Sadsburyville Fire report.** No report given.

**Recycle Committee report.** No report given.

**Township Road report.** Mr. Franciscus reported that most roads are in good shape, the road crew replaced the storm drain under Leike Road and patched the roadway. The road crew worked with Penn Dot to remove a bump at the Octorara Road Bridge. Mr. Franciscus reported that they have been trimming the brush away from roadways for the winter. Roof damaged during the hurricane on September 19<sup>th</sup>. Repaired handrails on seesaw at the Bert Reel Park. Removed two piles of dirt on the North side of the racetrack park and disposed of old barrels in the wooded area.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the September bills in the amount of \$36,734.47. 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 September payroll in the amount of \$21,088.45. 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 Commerce Bank sewer interest in the amount of \$54,546.03. 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 September Sanitary Sewer Bills in the amount of \$20,542.52. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board discussed and agreed to set Trick or Treat on Friday October 31, 2003 from 6:00 p.m. to 8:00 p.m. for children 12 and under.

After discussion Mr. Garris made a motion seconded by Mr. Doratt, to approve the Supervisors and their guest Township Officials to attend the Fall County Convention to be held on November 6, 2003. With there being questions from Robert Silvernail, the Board voting “aye”, the motion passed unanimously.

After discussion of the setting of the public hearing date for the Commercial Overlay District. Mr. Garris made a motion, seconded by Mr. Doratt, to authorize advertisement of the public hearing to be held on Tuesday December 2, 2003 with regards to the

Commercial Overlay District. With there being questions from Robert Silvernail the Board voted “aye”, the motion passed unanimously.

After discussion of the setting of a public hearing date for amending the village development regulation. Mr. Garris made a motion, seconded by Mr. Doratt, to authorize advertisement of the public hearing to be held on December 3, 2003. With there being questions from Stephanie Silvernail and Robert Silvernail being answered, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt Resolution 2003-05 regarding adding a total of 66.9 acres to the Agricultural Security Area. Such addition to the Agricultural Security Area is land owned by and described as follows: Tax ID 37-3-10 6.6 acres, Tax ID 37-3-18 11.4 acres and Tax ID 37-4-29 7.0 acres property belonging to Congregation of Upper Octorara Church. Tax ID 37-3-7 11.9 acres property belonging to Robert and Rebecca Cairns, Tax ID 37-4-2 30-acre property belonging to Richard Grossman. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doug Howe stated to the Board the he is the owner of Tax parcel 37-2-76.3 located along Lincoln Highway. Mr. Howe presented the Board with a zoning change request of the 18.1 acres along Morris Lane from R-1 to I-1. Mr. Howe stated that meetings have been conducted with the Planning Commission and members of the community whose property bordered the property. A letter dated January 29, 2003 from the Planning Commission states that the proposal to amend the zoning to I-1 is consistent with goals of the Township with regard to promoting business development in certain areas with Sadsbury Township. Mr. Howe also stated that a financial establishment has expressed interest in moving into the Township and locating on the front corner lot of Independence Way and Business Route 30.

After consideration and discussion Mr. Garris made a motion, seconded by Mr. Doratt, to authorize advertisement for a rezone hearing to be held on December 3, 2003 at 7:00 p.m. 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 2003-06 regarding the Planning Modules for Sadsbury Associates 2 lot subdivision. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

After discussion Mr. Garris made a motion, seconded by Mr. Doratt, to appoint Susan Bankard onto the Feasibility Study Committee. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board discussed scheduling a date for the Conditional Use Hearings for David Carr’s request to not reduce the height of the berm, and John Lymberis with regards to a self-

storage application. The Board scheduled Wednesday November 5, 2003 at 7:00 p.m. for the Conditional Use Hearings.

The Board requested for the Road Foreman, and Police Chief presents their 2004 budget requests to the Township. A future date will be set.

Tony Przychodzien requested taking a Basic Planning Course on October 7, 14 and 21<sup>st</sup> at \$75.00 per course and he is requesting gas mileage as well.

After discussion Mr. Garris made a motion, seconded by Mr. Doratt, to pay for the three courses contingent the Mr. Przychodzien completes and passes each course. No gas allowance will be permitted. 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 \$100.00 registration fee for Chief Groce to attend the International Police Chiefs Conference in Philadelphia. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris announced that the Board of Supervisors would invite the Planning Commission, Park Committee and Feasibility Study Committee out for an appreciation dinner to be held on Tuesday October 28, 2003 at the Brass Eagle Restaurant at 7:00 p.m. All members will get an invitation in the mail.

With there being no further business, the meeting was adjourned.

Respectfully Submitted,

Lisa Myers  
Secretary/Treasurer