

Regular Board of Supervisors Meeting Held Tuesday April 6, 2004

A regular meeting of the Board of Supervisors was held on Tuesday April 6, 2004 commencing at 7:00 p.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Doratt and Mr. Hensel, Mr. Lowry Building Inspector/Zoning Officer, Mr. Thompson substitute Solicitor in Mr. Pompos' absence, 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. Hensel to adopt the previous meetings minutes. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Police report. Sergeant Ranck reported that during the month of March the police patrolled 3054 miles and handled 215 incidents which were as follows: 1 harassment, 1 suspicious person, 27 stationary patrols, 2 911 hang ups, 79 business checks, 6 alarms, 6 assists to other departments, 3 animals, 5 domestic, 9 accident, 6 criminal mischief. 12 citations were issued for 12 traffic and 1 harassment with 1 DUI arrest. Mr. Ranck reported the defibrillators have been received for each police car with one to be placed at the Municipal building in case it is needed. Mr. Doratt asked Mr. Ranck if training is necessary to operate these units, Mr. Ranck replied yes training is needed.

Township Engineer report. Mr. MacCombie reported that he has reviewed grading permit applications for lots, 1, 139, 140, and 144 of the Quarry Ridge Development as well as applications for lots 25A-25F and 75A-75F of the Sadsbury Village Development, these applications have been approved. A grading permit regarding Diamond Run Landscapes located along Valley Road has been reviewed and will require revisions. Mr. MacCombie mentioned the Bert Reel Park project has been completed, he stated the Township has received notification from DCNR to return money that was sent to the Township in 1999 in error, once they receive the money back from the Township we will receive our final reimbursement. Mr. MacCombie has received notification that the Township insurance company has paid for a portion of the pump station repairs to the grinder pump and will pay the balance -\$250.00 deductible when the job is complete. Mr. MacCombie stated he has prepared a construction release for N. Abbonizio Contractors in the amount of \$125,065.80 for the Boards approval. Mr. MacCombie stated that he reviewed the Act 537 Sewage Facilities Plan Tributary Municipalities from Pennsylvania American Company and stated he prepared a letter for the Board dated April 6, 2004, which is made, attached to these minutes. Mr. MacCombie recommended the Board award the bid for the Greenbelt Drive replacement. Mr. MacCombie stated that although it appears Cassidy Construction was the lower bidder, in a letter forwarded to the Board Mr. Pompo states that Cassidy Construction bid was non responsive particularly with regard to past experience with similar projects. Mr. MacCombie

recommended the Board award the project to the next bidder that was JD. Eckman Company of Atglen.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the construction release for N. Abbonizio in the amount of \$125,065.82 per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Solicitor report. Mr. Thompson discussed the bid award recommendation to the Board of Supervisors stating that the low bid from Cassidy Construction should be rejected for qualification reasons and the award should given to J. D. Echman of Atglen.

Mr. Garris made a motion, seconded by Mr. Hensel to reject the low bid of Cassidy Construction for the replacement of the Greenbelt drive bridge for reasons set fourth in Mr. Pompo’s letter dated March 18, 2004. 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 accept the bid of J. D. Eckman to replace the bridge on Greenbelt Drive in the amount of \$88,500.00 upon the recommendation of Mr. MacCombie and Mr. Pompo. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Zoning report. Mr. Lowry reported that 88 inspections have been performed for the month of March and 105 inquires have been answered, 27 permits were issued for 17 townhouses, 5 single family, 4 decks, 1 alteration. Mr. Lowry stated that a zoning hearing was scheduled for April 1, 2004 and received approval with conditions. Mr. Lowry stated Herr’s Fruit Farm would occupy the old Turkey Hill Building and selling produce and flowers. With regards to the uniform construction code, an Ordinance will be prepared for the Board to consider authorizing advertisement by the next regular Board meeting with an adoption date of June 1, 2004 is proposed. Mr. Lowry reported that a letter went to Mr. Zydinsky regarding a written complaint received by the Township; Mr. Zydinsky has submitted a grading permit and that was reviewed by Mr. MacCombie and he is awaiting Mr. Zydinsky’s comments. Mr. Lowry reported a physical inspection was performed at 441 (house fire) Compass Road and states the property is unsafe and clean up is not complete, he has been in contact with the owner. Mr. Lowry stated the Quarry Ridge Development has 3 or 4 more building permits to get issued before the project is complete. Mr. Lowry stated that Gateway Community Church must re-open their conditional use application to make any changes. The Board scheduled a date of April 20, 2004 at 8:00 a.m. to conduct the hearing. Arcadia has submitted a conditional use application for 443-rental apartment development. The Board scheduled the conditional use hearing on April 29, 2004 at 7:00 p.m. for Arcadia Land. Mr. Lowry stated that Verizon has submitted plans for the cell tower that need signed by the Board. Mr. Lowry stated that Mr. Carr constructed a home on Maple Avenue and stated that weather got bad and the owners of the dwelling wanted to move in with the agreement that Mr. Carr will return to finish cleaning up outdoors, to this date the cleanup has not been done, Mr. Lowry will contact Mr. Carr again if he doesn’t

comply with the agreement Mr. Lowry will send in the road crew to do the clean up and charge Mr. Carr's account. The Board was in agreement. Mr. Lowry reported that he is still waiting for a response from PAWC regarding the placement of public water in the Pomeroy Heights area.

Township Planning Commission report. Mr. Yeoman reported Mr. Newton representing Meetinghouse Properties along with Ms. Boswell discussed details of the preliminary plan for their subdivision. The Planning Commission discussed conducting a special work session meeting on March 22, 2004 to review engineer's comments regarding this subdivision, Mr. Newton granted an extension until April 7, 2004. Mr. Lowry presented a draft of the conditional use ordinance for review and discussion.

Township Planning Commission Special Meeting. Mr. Newton of Meeting House Properties was present along with Mr. Newell. The Township engineer stated the applicant was in compliance to grant an approval for the preliminary plans. The Planning Commission made a motion to grant approval of the preliminary plans contingent upon addressing the items remaining in the Township Engineers letter and with full compliance of all applicable governmental agencies. The motion was passed.

Pomeroy Fire report. No report given

Sadsburyville Fire report. Nick Crungle reported that 6 alarms were answered for 4-auto accidents 1 field, woods, trash, and 1 public service. In service 4 hours and 14 minutes.

Township Road report. Mr. Hensel reported that most roads are in good shape, measured Compass Road for inlet boxes and pipe, and opened gutters on Old Mill Road along with Helen Street and Penn Street. The road crew is repairing potholes throughout the Township. All equipment is running, current vehicle mileage is Ford 464 miles, Dodge 407 miles, International Dump 105 miles, Backhoe 44 hours. Nothing to report for the park lands sewer lines, sewer pump station.

Mr. Garris made a motion, seconded by Mr. Hensel, to pay the March bills in the amount of \$45,165.73. 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 March payroll in the amount of 30,963.45. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Hensel, to pay the yearly PIRMA insurance of \$31,534.73. 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 DCNR \$8,900.00 grant money that was sent to Sadsbury Township in 1999 in error. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Hensel, to pay the March sanitary sewer bills in the amount of \$29,08.23. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Representatives Dave Harmer and Jim Davis of City Gate mission in Coatesville have purchased a 10.5-acre tract of land located above Pine Hills development. They stated the purpose of purchasing the land is to farm it raise crops to freeze and feed the men at the city gate mission. They plan on placing a 40x60 shed on the property to store farming tools. They stated there would be no over-night stays; the men would be off the property everyday the latest of 4:30. They stated City Gate would remain in Coatesville. Mr. Harmer stated 3 to 4 men would be brought out to the property to farm at a time, they would require drug testing, alcohol testing, and attendance in daily bible study in order to be permitted to. Public comment was as follows:

Patricia Swisher asked where is the property located. Answer behind the old Penguin buildings off Greenbelt Drive.

Mike Dero what kinds of men are going to be brought to the farm? And do they have records? Answer: these men have alcohol addiction, are homeless, drug addiction, but have no sexual offences or past records.

John Lymberis how many men stay at the City Gate Mission? Answer: Phase I is they have 16 beds available for 30 days, Phase II they have 6 private rooms avabile for 90 to 120 days and Phase III the men get a key to the mission and are on the payroll at this point. Mr. Harmer stated they have seen 2,639 men come through the mission since 1989.

Rick Persh asked do you have a liability insurance policy or is the Township going to be liable? Answer yes they have a liability policy and no the Township would not be liable.

Stephanie Silvernail asked how long will the men be on the property? Mr. Harmer answered Monday through Friday 9:00-4:30 daily, they will place a portable bathroom on the site and transport the men back and fourth.

Mike Dero asked how long do you know the men you will bring to the property? Mr. Harmer answered approximately 2 weeks. Mr. Dero stated that is not enough time to know them to bring them into this neighborhood; there are children and women home alone during the day. Mr. Harmer stated the men would be under supervision during the time they are on the property and will not get out of their site.

Connie Alfrez asked would you ever bring more than 4 men at a time to the property?
Answer was NO.

Arcadia representative Jason Duckworth explained the conditional use application submitted by Arcadia for their R-2 property. Mr. Duckworth stated that Arcadia has been working with the Township for two years discussing traditional neighbor concept. On March 26, 2004 Arcadia filed a conditional use application for 443 multifamily apartments. Jane Heineman asked how many acres of open space would there be? Mr. Duckworth answered approximately 57 acres. Art Keen asked what will the price of homes be, Mr. Duckworth answered it will be rental apartments. Jane Heineman asked 3 story homes? Mr. Duckworth answered yes. Ann Garrett commented she is pleased with an apartment complex; she will someday sell her home and move into an apartment.

The Board discussed the suggestion of full time employees getting paid twice a month. The Board suggested a survey of the full time employees of what they want would decide the factor. The Board tabled any action until next months meeting.

The Board discussed the West side of Old Wilmington Road tapping into the sanitary sewer. Mr. MacCombie stated that most of the homes along Old Wilmington Road is more than 300 feet away from the laterals. Mr. MacCombie stated that most homeowners along Old Wilmington Road are experiencing sewer problems. A suggestion was made to have the developer bring the sewer closer to these homes to allow them to tap into the sewer. Mr. MacCombie stated that there are 7 effected homes.

Ms. Boswell representing John Newton and Meeting House Properties requested preliminary plan approval for the 54 acre 7 lot parcel zoned industrial. Ms. Boswell is in receipt of Mr. MacCombies review letter dated March 19, 2004 and stated they will comply will all issues.

After discussion among the Board and Mr. MacCombie, Mr. Garris made a motion, seconded by Mr. Doratt, to grant preliminary approval contingent upon Mr. MacCombies letter dated March 19, 2004 issues being met. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Martin Skiles requested waivers from sections of the Township Subdivision Land Development Ordinance. Mr. Lowry recommended that the Board grant Mr. Skiles his waiver request.

Mr. Garris made a motion, seconded by Mr. Doratt, to grant Mr. Skiles a waiver from the following sections of the Sadsbury Township Subdivision and Land Development Ordinance as follows: section 109.15.B (10&11) contours and datum, section 109.19 conservations plans, section 109.34.A Concrete Monuments on street line, section 109.47 water supply survey. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Joe Rosella of D.L. Howe representing Bellaire Business Center presented the Board with the phase II subdivision plan of Bellaire Business Park submission.

Gateway church is requesting the re-opening of their Conditional Use Hearing. Mr. Joe Rosella of D.L. Howe presented the Board with the plans and submission.

Public, Comment:

Jane Heineman-Ms Heineman stated anyone interested in the Water Drop Patch Program Day for juniors. Ms. Heineman stated this program is designed to teach girls how to become watershed and wetlands stewards in their communities. Ms. Heineman provided information to the Township Secretary.

Terry Muto-Had a maintenance bond question.

Patricia Swisher-Commented on how much she hates the building happening in the Township.

Elmer Pluck-Asked if the Township enforces the Jake brake signs that are posted throughout the Township.

Santa Dero-Asked the time frame of the City Gate grading application and building permit for a shed process.

Mike Dero-Asked if Quarry Road will be paved after bridge goes in at Greenbelt Drive. Mr. MacCombie answered yes to the paving of Quarry Road.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer