

Board of Supervisors Meeting Tuesday September 21, 2004

A regular Board of Supervisors meeting was conducted on Tuesday September 21, 2004 commencing at 9:00 a.m. Chairman Mr. Garris Called the meeting to order. Present were Supervisors Mr. Hensel and Mr. Doratt, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer, Mr. Lowry Township Building Inspector/Zoning Officer and members of the community.

The Board observed a moment of silence and pledge of allegiance.

Mr. Garris stated he was switching up the meeting to have representatives from Pen Dot discuss the traffic signal application regarding Meeting House Properties and Old Wilmington Road. Mr. Rich Avacolli a Penn Dot permit manager stated that future plans will show a need for a traffic signal to be placed along Lincoln Highway and the business centers and his concern is who will maintain the traffic signal once it is placed. Mr. MacCombie stated that the money has been allocated for the signal through an agreement stating if the light isn't built within 5 years the developer will get their money back, Mr. MacCombie added that Aim's clock has been running going into the second year. Meeting House Properties also have a 5-year agreement. Mr. Garris stated he understood the foundations are there why can't we put up a traffic signal and leave it on caution? Mr. Avacolli stated because the signal is not warranted because of the current traffic, although Pen Dot believes a traffic signal will be warranted in the future. After lengthily discussions the Board agreed a meeting between the developers, Penn Dot and the Township need to occur.

Township Police report. Sergeant Ranck reported that (2) of the (4) officers hired is in full uniform and working.

Township Engineer report. Mr. MacCombie stated he completed a study with regards to placement of a stop sign at Friendship Way and Settlers Path. He stated that based upon a review of this intersection limited sight distance is available by which a vehicle approaching the intersection of Friendship Way while traveling on Settlers Path can view oncoming vehicles. A sight distance of 229 feet was measured from the intersection looking Northeasterly onto Friendship Way. Mr. MacCombie recommended that sight distance is available for vehicles traveling in a Northwesterly direction along Friendship Way toward the intersection. Mr. MacCombie presented the Board with 3 estimates regarding milling and paving work on a section of Compass road. Mr. MacCombie stated the lowest estimate came in from Dan Malloy Paving Inc. at \$9,950.00.

Mr. Garris made a motion, seconded by Mr. Hensel, to accept the bid of Dan Malloy Paving Inc. to mill the roadway as required based on plan and elevations provided with bid package. Road length is approximately 120 linear feet. Mill paving notches as termination points and driveway, sweep and clean roadway, supply and install tack coat approximately 213 square yards, supply and install 3' D-2 binder approximately 213 square yards, provide bituminous paving transitions to driveways, seal transition joints with AC-20, topsoil and seed shoulders as required on eastern side of roadway (residential properties). With there being a question from Robert Silvernail asking where

the project was located being answered, Compass Road, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that he received another quote from Signal Service regarding the preemption emitters, and the price has remained the same. Mr. MacCombie also stated the Emitters that Sadsburyville Fire Company purchased was cheaper but is not Penn Dot certified and are not the proper compatible units. Mr. MacCombie stated that paving in the Pomeroy Heights area should begin October 1, 2004.

Mr. Garris made a motion, seconded by Mr. Doratt, to purchase 11 preemption emitters units installed to cost \$8,250.00, included the Township will replace the (2) units that Sadsburyville Fire Company purchased because they are not Penn Dot approved therefore the Township will not reimburse them their money they requested. With there being a question from Elmer Pluck suggesting the Township send Sadsburyville Fire Company a letter. The Board voting “aye”, the motion passed unanimously.

Township Solicitor report. Mr. Pompo stated Cumberland Insurance Company is seeking a Conditional Use pursuant to Sections 129-1305.C.3 and 129-1608 to reduce the number of off street parking spaces required for the development of a 89,600 square foot office building on property located Northeast of Lincoln Highway. The applicant seeks approval to construct 315 parking spaces in two phases of construction and hold in reserve the remaining 133 parking spaces. Mr. Pompo explained a Mutual Release document, which states Cosmos Developers, are not responsible for improvements at the Bellaire Business Center and will discharge the Township under this agreement. Mr. Silvernail asked who is responsible? Mr. Pompo stated the Surety Company would take care of any obligations under the agreement. The Board scheduled the Conditional Use Hearing for Cumberland Insurance to be October 19, 2004 at 8:30 a.m.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the Mutual Release Agreement between Cosmos, Bellaire Business Center and Sadsbury Township. With there being no question from the public, the Board voting “aye”, the motion passed unanimously.

Township Zoning report. Mr. Lowry reported that P&R Products granted the Township a 60 day extension on the plan review procedure for lot 5 Morris Farm. Mr. Lowry also stated that he is in receipt of a sketch plan of the Bone Property showing 14 lots on the property with 3 lots in Sadsbury, access will be onto Washington Lane and Hoffman Avenue. Mr. Lowry stated that Mr. Constable withdrew his zoning appeal with regards to the property located on Limestone Road. Mr. Lowry stated that the Planning Commission voted to amend the Zoning Ordinance to allow specialty retail and custom shops in Sadsbury Village District.

Mr. Garris made a motion, seconded by Mr. Doratt, to advertise for a Public Hearing to discuss an Ordinance amendment pertaining to specialty retail and custom shops within the Sadsbury Village District. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

Discussions of public sewers in the commercial district were discussed. Mr. Lowry stated any business that comes into the Township and places an on site sewer system on the property the Township automatically becomes the co/permit tee. The Board directed Mr. Pompo draft an Ordinance for mandating public sewers in the commercial district.

The Board and Mr. Pompo discussed the amended decision and order of Gateway Grace Community Church.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the amended decision and order which stated and now this 21st day of September the Board of Supervisors of Sadsbury Township hereby grants, subject to the conditions specified herein below, the application of Gateway Grace Community Church for amended conditional use approval pursuant to sections 129-402.C.8 and 129-1242 of the Sadsbury Township Zoning Ordinance to permit the construction of an expanded 50,000 square foot church building on the property situated on the north side of Lincoln Highway Business 30 West of the village of Sadsburyville and enters the following factual findings conclusions and discussions of reasoning in support of the grant of the application. With there being no questions from the public, Mr. Garris voting “aye”, Mr. Doratt voting “aye”, Mr. Hensel abstained, the motion passed.

Mr. Doratt discussed with the Board of phones calls being made to him with complaints of dog owners walking their dogs along the Bert Reel Park walking trail and not cleaning up after their pets. Mr. Doratt suggests making a Rules and Regulations sign and placing it on the park grounds. The Board agreed and tabled the rules until future discussion with the Park Committee.

Mr. Avacolli of Penn Dot stated that he had spoken to the developers that would be affected by the traffic signal being placed at AIM Boulevard and both developers agreed to extend their agreements to 7 years to start with today’s date. Mr. Avacolli stated in the near future an agreement would be made.

Mr. Garris adjourned the regular Board of Supervisors meeting.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt Ordinance 2004-06 amending the Sadsbury Township Ordinance by amending the C-1 limited commercial district zoning regulations to permit outdoor table service at eating establishments within the historic structures provided there is no outdoor entertainment or amplified sound. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

With there being no further business the meeting was adjourned.

Respectfully Submitted
Lisa Myers
Secretary Treasurer