

Board of Supervisors Meeting March 15, 2005

The Board of Supervisors conducted a regular meeting held on Tuesday March 15, 2005 commencing at 9:00 a.m. Chairman Garris called the meeting to order. Present were Supervisors Mr. Doratt and Mr. Hensel, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer, Mr. Lowry Township Zoning Officer/Building Inspector and members of the community.

A moment of silence and pledge of allegiance was observed.

The Board of Supervisors met in executive session to discuss the application of an employment application for the Road Department.

Township Police report. Chief Groce requested that the hourly rates be paid for the following officers to attend a mandatory Act 180 training: Ranck 16 hours, Imhoff 16 hours, Groce 16 hours, Gathercole 16 hours, Sidiras 16 hours, Simmons 16 hours, Viola 16 hours.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the hourly rates for Act 180 training of the named officers. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Chief Groce requested the the hourly rates be paid for the following officers to attend a mandatory Weapons of Mass Destruction training: Sidiras 8 hours, Simmons 8 hours, Viola 8 hours, Groce 8 hours, Ranck 8 hours.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the hourly rates for the Weapons of Mass Destruction training for the named officers. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Chief Groce stated he is going to file to get reimbursement for the Weapons of Mass Destruction training class. Chief Groce reported that he received a letter from Pen Dot regarding the review of the speed limit zone on Business Route 30 beginning at Octorara Road and ends at Morris Lane through the Village of Sadsbury. Based on their review of the Business 30 area it was determined that a speed limit sign update be done. It should include changing the 45 mph speed limit on the West bound side of Business Route 30 to the permitted speed of 35 mph.

Township Engineer report. Mr. MacCombie reported that he has been attending the MS4 meetings and has submitted information to DEP to modify the Townships Storm Water Management Guide as a MS4 requirement; it will also update the Ordinance. Mr. MacCombie stated that he is in receipt of the public awareness 2005 Storm water Poster Contest winner, he will supply the Township with copies to hang and Mr. Lymberis to place in his business's. Mr. MacCombie stated that Springview Manor would go out for bid next month for sanitary sewer; he is in the process of preparing 24 easement documents. Mr. MacCombie stated that he has been contacted with inquires of when the

preemption emitter will be placed in the emergency fire company vehicles. Mr. MacCombie stated that he has been in contact with Mr. Conrad of Signal Service and he is aware and has been in contact with both fire companies. Mr. MacCombie suggested a notice be sent to Mr. Conrad giving him the numbers and contacts at the fire company to clear up any miscommunications.

Township Solicitors report. Mr. Pompo reported that a conditional use hearing would need to be scheduled for Aerzen to reduce parking spaces and for Robert Ruby to place an antique shop in an accessory building. The Board agreed to schedule April 19, 2005 at 9:00 a.m. for the Aerzen Conditional Use and April 19th for the application of Robert Ruby.

The Board discussed the possibility of expanding the Sadsbury Village District East to Independence Way. Mr. Pompo stated that this would create a zoning map change. The Board is to look at a parcel map, include lots and place it before the next scheduled Planning Commission meeting.

Township Zoning report. Mr. Lowry stated he inspected 19 Spruce Street and states it is a fire mess. He has sent several certified notices to the owner and has not gotten a reply. Mr. Lowry states the owners may not have had insurance. The Board directed Mr. Lowry to post the property and send another certified letter regarding the dangerous conditions and hopefully they will get a contact from the residents. Mr. Lowry stated a property owner is placing a shed on a lot near 10 and 30, the Board advised Mr. Lowry that the zoning states wholesale sales are allowed, but no retail sales.

Mike Cresta representing the Landing Zone presented the Board with a draft design of phases for a deck they would like to build. Within this plan he stated his desire to have an outdoor Volleyball Court, expand the horseshoe pits. Mr. Lowry stated they are in need of a special exception for the deck, outdoor dining is not permitted, and he will need a parking variance. Mr. Cresta stated he wants to work with the Township and will follow whatever procedures are in place.

Jeff Hammond representing Aerzen gave a brief presentation on their request to place the dock door on the east side of the building. Mr. Hammond stated that Aerzen would be located within the Meeting House Properties. Mr. Hammond gave the Board the Aerzen USA conceptual layout documents to follow along with his presentation. Within the packet of paperwork was a memorandum signed by Greg Vietri of Vietri Inc., Joe Shepard of ALP and Jim Whitmer of the Fire Store stating as future neighbors of Aerzen that the placement of the dock doors facing Independence Way is not a detriment to the business park or to their particular business interests. Jeff Hammond also supplied the Board with the vegetative screening of the future.

The Board discussed an Ordinance establishing minimum regulations applicable to emergency communications systems. Mr. Pompo stated the County recommended this Ordinance so that the police, fire, ambulance and other emergency providers and personnel may communicate with each other within buildings and structures and to

communicate from within structures and buildings. Currently there is a break down of communications among emergency providers, which creates serious risks of harm to the public and general. The Board stated would this Ordinance affect existing buildings or just new structures. Mr. Pompo stated in section 8 of the Ordinance it states existing buildings and structures. Any non exempt building or structure existing or under construction states the fire companies serving Sadsbury Township or the Sadsbury Township Police Department determines that adequate radio coverage as defined in section 3 of the Ordinance does not exist in the building or structure the owner of the building or structure will be notified in writing of the inadequacy of coverage and shall have a period of 90 days to comply with the Ordinance. Mr. MacCombie asked why the Ordinance couldn't depend on the size of the building? No action was taken at this time; the Ordinance was tabled until the next Board meeting.

John Jaris representing JYF Partners Conditional Use application to discuss the Boards Decision and Order. Mr. Jaris stated he is concerned #3 having to re-open the Conditional Use Hearing if Pen Dot does not accept their plan. Mr. Pompo stated he could place language that states to any developer subject to the approval from the Board of Supervisors or the re-opening of the Conditional Use.

John Lymberis is requesting final Subdivision Land Development Escrow Agreement approval for Sadsbury Self Storage.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the final Subdivision Land Development Escrow Agreement approval contingent upon the letter of credit and security agreement be in place. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board tabled any discussions on comments regarding the Ordinance and Town Architect for Sadsbury Park.

Mr. Garris made a motion, seconded by Mr. Doratt, to adjourn the regular meeting and open a public hearing for an Ordinance pertaining to amending the definitions for public sewer. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris motioned to reconvene the regular Board meeting, seconded by Mr. Hensel, 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 Ordinance 2005-02 pertaining to amending the definitions for public sewer. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

Mr. Mark Cassel Senior Director Business Development and Operations of the Transportation Management Association of Chester County presented the Board with information regarding the Coatesville Link. Mr. Cassel stated the Coatesville Link is a

public transportation that travels along business route 30. He states the majority of the customers using the service are getting them to and from a work location along business 30. The Board expressed their desire to have the link travel along Route 372. Mr. Cassel states at this time the TMACC is not looking to expand their territories, but will keep the idea in mind. The Board thanked Mr. Cassel for his time and efforts and asked him to keep them up to date on future expansions such as Route 372.

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

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer