

Board of Supervisors Regular Meeting Held Tuesday June 1, 2004

A regular meeting of the Board of Supervisors was held on Tuesday June 1, 2004 commencing at 7:00 p.m. Chairman Mr. 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.

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

Mr. Garris made a motion, seconded by Mr. Hensel, to adopt the minutes of the previous meetings. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Police report. Chief Groce reported that 3,202 miles were patrolled and 205 incidents were handled during the month of May. The primary categories were: 2 thefts, 6 harassment, 4 suspicious persons, 29 stationary patrols, 2 911 hang ups, 57 business checks, 4 alarms, 8 assists to other dept., 3 animal, 4 domestics, 5 accidents, 6 criminal mischief and 1 disturbance. 42 citations were issued for 33 traffic, 4 disorderly conduct, 1 public drunkenness, 3 underage drinking, and 1 harassment. The Board asked Chief Groce when the speed machine would be back in service. Chief Groce reported that Sergeant Ranck was to call and report back.

Township Engineer report. Mr. MacCombie stated that his office has done some survey work to determine the cost of bringing laterals closer to the properties along Old Wilmington Road. Mr. MacCombie has prepared a construction release for N. Abbonizzio Contractors in the amount of \$66,928.50 for the Boards approval along with a letter of credit reduction for AIM in the amount of \$154,872.10 for the Boards approval and a construction release to Electronic Boutique in the amount of \$438,697.50 for the Boards approval.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the construction release for N. Abbonizzio Contractors in the amount of \$66,928.50 per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the letter of credit reduction for AIM in the amount of \$154,872.10 per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the construction release for Electronic Boutique in the amount of \$438,697.50 per Mr. MacCombies

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

Mr. MacCombie stated that the Greenbelt Drive Bridge project should be completed by Labor Day, the 180-day clock date started on June 1, 2004. Mr. MacCombie stated that he is in receipt of a letter from Mr. Carr with regards to planting wild flowers along the basin. Mr. MacCombie stated he was uncertain if this issue was a condition as part of his conditional use hearing. Mr. Pompo stated he researched the decision and order and stated this was not a condition for Mr. Carr to plant wild flowers but was to stabilize the basin and that has been done. The Board will look for the direction of Mr. MacCombie in making the decision on weather or not to have them plant the wild flowers. Mr. MacCombie reported that he attended the Ms4 Storm water Management meeting that was held on June 11, 2004, he stated the Township must submit a plan of the Townships overall storm water management plans. Mr. MacCombie stated the he has gathered information regarding the drainage problems along Compass Road and will report on his findings at the next scheduled regular Board meeting. Mr. MacCombie is reviewing the Conditional Use Submittal of Arcadia Developers.

Township Solicitors report. Mr. Pompo stated that he is prepared to discuss Ordinance 2004-03 pertaining to the International Building Code. Mr. Lowry stated the he has not prepared a fee schedule Resolution, the Ordinance was tabled until the next Board of Supervisors meeting.

Township Zoning report. Mr. Lowry reported 76 inspection were performed with 98 inquires being answered 20 permits were issued in May for 3 townhouses, one single family dwelling, nine decks, two demolition, one pool, one addition and three trailers. Mr. Lowry reported that he would prepare the fee schedule for when the Uniform Construction Code is adopted. Mr. Lowry stated that the Octorara Glenn Development had submitted plans to build \$300,000 homes. Mr. Lowry reported that the Keith Corporation has submitted an application for the Zoning Hearing Board for a special exception to permit outdoor sales and storage for the proposed Tractor Supply to be located beside Hershey’s Farm Market on Route 10. Mr. Lowry has sent numerous letters to resident with regards to high grass and weeds. Mr. Lowry reported that he has been in contact with Chester County Health Department regarding West Nile Virus; he stated that if the Township residents have any problems they could call Stephanie at 610-344-6752.

Planning Commission report. Mr. Przyochien reported that at their regularly scheduled meeting Jason Duckworth from Arcadia provided plans to the Planning Commission with an introduction to the Traditional Neighborhood Development and Traditional Neighborhood Option draft Ordinances. A Special work session has been scheduled for May 19, 2004 at 7:30 p.m. to discuss such Ordinance. Mr. Lymberis presented the Planning Commission with a plan to modify the parking lot of Harry’s Tavern. The plan will allow only a 1-way egress from Route 30 and two entrance/exits from Old Wilmington Road. Mr. Seidel of Nave Newell representing John Lymberis of Cosmos presented a sketch plan for the proposed Self Storage Facility. The sketch showed three

two-story buildings and 4 linear one story building are proposed for lot 3 of Bellaire Business Center. Mr. Rosella of DL Howell discussed the Township Engineers letter for the Keystone Ranger/Bellaire Business Center. D&S Developers presented two different configurations of sketch plans for the industrial lot located on Valley Road. Both sketches showed manufacturing combinations for a front building. Mr. Przchoaien reported that the Planning Commission conducted a special work session meeting May 19, 2004, Mr. Duckworth was present and provided two proposed draft Ordinances for review and comment. Mr. Lowry gave a brief explanation of the recommended zoning change under the Sadsbury Village District and the option under the R-2 District. The Planning Commission gave several comment suggestions. The Planning Commission accepted the resignation of Donald Yeoman and made a motion to appoint Matt Arnoldy to the position of Recording Secretary, the motion was seconded and passed.

Pomeroy Fire Company report. Mr. Taylor reported 5 alarms were answered for the month of May with time in service to be 9 hours and 2 minutes. The categories were 2 dwellings, 1 brush, 1 drill rig, and 1 garage.

Sadsburyville Fire report. Mr. Wolfe reported 4 alarms were answered for the month of May with time in service to be 7 hours and 53 minutes. The categories were 1 auto accident, 1 co2 detector, 1 air compressor, and 1 fuel spill.

Township Road report. Mr. Hensel reported that all Township roads are passable, the Road Crew finished gutters along Helen Street. The crew opened a blocked swale at 59 Quaker Road and removed a tree along Old Mill Road. Mr. Hensel stated that all Township equipment is running. Vehicle Mileage is For 422 miles, Dodge 122 miles, Backhoe 26 hours, Case Tractor 5 hours, and Ford Mower 11 hours. The crew replaced the stove and refrigerator in the concession stand, repaired the serving window, replaced broken glass window and piped and graded the storm drain at North parking lot. Mr. Hensel stated the road crew is in need of drainpipe for Old Mill Road at Cowan Road to extend the storm drain.

Mr. Garris made a motion, seconded by Mr. Doratt, to purchase 140 feet 24 inch drain pipe at \$10.59 a foot to cost \$1,533.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Hensel stated the speed limit signs are missing from Compass Road, the Board agreed to replace them. Mr. Hensel stated that Mr. Owens a road crew employee 90-day propagation period has expired. The Board agreed to look at the budget before making a decision on a wage increase.

Township Park Committee report. Mr. Doratt reported to date the Bert Reel Parks' concession stand has brought in approximately \$800.00. Mr. Doratt stated that Community Day would be held on August 28, 2004.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the May bills in the amount of \$45,222.91. 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 May bills in the amount of \$22,207.80. 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 sanitary sewer bills in the amount of \$82,581.03. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board discussed the increased cost for the John Deere Tractor from \$30,482.55 to \$38,285.60. Mr. Garris stated the reason for the increase is due to a computer error on John Deere’s part.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the difference in the increased cost for the John Deere Tractor from \$30,482.55 to \$38,285.60. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris read a letter from residents Nick and Michelle Leusky of 70 Friendship Way and Chip and Bobbijo Hannum of 69 Friendship Way regarding street signs reading Watch Children Playing and to post 25 mile per hour speed limit signs. After lengthy discussion Mr. MacCombie stated that a traffic study would be required for any speed limit sign posted lower than 35 miles per hour. The Board decided to post 35 mile per hour speed limit signs at the entranceway of Friendship along with a warning sign showing children playing. Mr. Pluck asked if you can combine the signs together perhaps have the speed limit sign with watch children posted directly below. The answer was yes.

Mr. Pompo discussed a letter received from Chester County Health Department with regards to Marc Simmons sewage violations. Mr. Pompo reported that Mr. Simmons has an agreement with the Township to pay all tap fees in full and be connected to the sanitary sewer system by September of 2003. Mr. Pompo asked the Treasurer if all tap in fees have been paid in full. The answer was no. The Board directed Mr. Pompo to Mr. Simmons a letter referencing the County letter.

Mr. Doratt suggested conducting a public meeting to discuss the Townships available Edu’s, the Board agreed to put this matter on the June 15, 2004 agenda.

Public Comment:

Kathey Kras- Stated the stop sign is down at Fredrick and Andrew Drive. Ms. K also stated that Spring View Manor is in violation of sewage, and are in fear of getting citations. The system will need to be pumped at least once a week until public sewer is there. Mr. Lowry stated that his would discuss this problem with Mark Naber.

Elmer Pluck- Does the Township have an Ordinance on the Jake brake signs? The answer is no.

Tony Pro- Stated that Donald Yeoman has resigned his position of the Planning Commission therefore they are in need of a new member.

Earl Taylor- Thanked the Board for patching the pot holes on North Street.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer