

Board of Supervisors Regular Meeting Held Tuesday July 6, 2004

A regular meeting of the Board of Supervisors was held on Tuesday July 6, 2004 commencing at 7:00 p.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 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. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Doratt announced the opening of bids for the used Myers snow plows. He stated that the Township only received one bid and it was from Larry Barrage in the amount of \$100.00. The Board agreed to accept the bid of \$100.00 from Larry Barrage for the used Myers snowplows "as is".

Township Police report. Chief Groce reported that during the month of June the police patrolled 3,067 miles and handled 243 incidents. The categories were: 1 theft, 1 harassment, 1 suspicious person, 35 stationary patrols, 2 911 hang ups, 69 business checks, 8 alarms, 21 assist to other departments, 4 animals, 7 domestic, 4 accidents, 2 criminal mischief, 1 disturbance. There were 25 traffic citations, 7 non-traffic arrests, 5-park ordinance, 1 animal at large, 1 terrorist threat, and 1 possession of drugs.

Township Engineer report. Mr. MacCombie stated that he is reviewing the as built plans for Mr. Carrs development "Sadsbury Crossing" and is not prepared to accept dedication yet. Mr. MacCombie has a phone call into Fran Rupert regarding the Bert Reel Park grant money. Mr. MacCombie reported the bridge is ordered for Greenbelt Drive and should be in within the next 5 to 6 weeks and construction will begin, Mr. MacCombie estimates that the bridge reconstruction should be completed by Labor Day. Mr. MacCombie reported a meeting was held on June 22, 2004 between Pennsylvania American Water Company and the residents of Pomeroy Heights, regarding the installation of public water. Mr. MacCombie reported that Pennsylvania American Water Company promised to send out mailers to all residents to include an application to be filled out by all interested Pomeroy Heights residents. Mr. MacCombie stated that the mailers have not been sent, The Board directed Mr. Lowry is to contact PAWC to get an answer, and if an answer isn't obtained immediately the roads will be paved as planned. Mr. MacCombie stated that he has prepared construction releases for Abbonizzo in the amount of \$108,704.84 and Sadsbury Village in the amount of \$68,042.10, Electronics Boutique in the amount of \$184,631.75 and a reduction in credit to AIM in the amount of \$208,999.15 for the Boards approval.

Mr. Doratt made a motion, seconded by Mr. Garris to accept the construction release to Abbonizzio Contractors in the amount of \$108,704.84 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 accept the construction release to Sadsbury Village in the amount of \$68,042.10 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 accept the construction release to Electronic Boutique in the amount of \$184,631.75 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 accept the reduction in credit to AIM in the amount of \$208,999.15 per Mr. MacCombies recommendation. With the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie reported that he attended a public meeting held on May 11, 2004 at the City of Coatesville regarding the MS-4 PaDEP NPDES Part 2 requirements. He stated that the Brandywine Valley Association would be conducting a meeting on August 10, 2004 at 11:00 a.m. at the Township Building. Mr. MacCombie stated that Brandywine Valley Association would like to attend the Community Day at Bert Reel Park to show kids how to maintain streambeds. Mr. MacCombie presented the Board with sanitary sewer plans for Spring View Manor and hopefully can go out for bid approximately by Septembers meeting.

Township Solicitors report. Mr. Pompo discussed the Traditional Neighborhood Development draft Ordinance and stated that the suggested changes in the Ordinance from the Planning Commission and Mr. Grafton were made. Mr. Pompo stated the Chester County Planning Commission requires a 30-day review period. The Board discussed dates to schedule the hearing.

Mr. Garris made a motion, seconded by Mr. Hensel, to authorize advertisement to conduct a Public Hearing on August 17, 2004 at 7:00 p.m. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo discussed part time employment going to full time employment vacation time. Mr. Pompo suggested an amendment be done to the personnel policy stating a part time employee with at least four years of service who is promoted to regular full time status shall be considered a third year full time employee upon promotion for purpose of calculating earned vacation time.

Mr. Doratt made a motion, seconded by Mr. Hensel, to amend the personnel policy to include part time employees with at least four years of service who is promoted to regular

full time status shall be considered a third year full time employee upon promotion for purpose of calculating earned vacation time. With there being no questions from the public, Mr. Hensel voting “aye”, Mr. Doratt voting “aye”, Mr. Garris abstained, the motion passed.

Township Zoning report. Mr. Lowry reported 90 inspections have been performed and 125 inquires have been answered. 11 permits were issued for 6 decks, 1 patio, 1 deck, 1 shed, 1 pole barn, and 3 signs. Mr. Lowry reported that the Uniform Construction Code Ordinance adoption would be August 1, 2004. Mr. Lowry reported that the Keith Corporation has submitted documents for a Special Exception to permit outdoor sales and storage for the proposed Tractor Supply Store on route 10. The hearing is scheduled for July 7, 2004 at 7:00 p.m. Mr. Lowry is in receipt of a zoning application from Betty and Ralph Garris for a special exception in order to construct a garage on a non-conforming lot. The hearing is scheduled for July 7, 2004 at 7:00 p.m. Mr. Lowry stated he has received numerous complaints regarding high weeds/grass, letters have been sent out to the responsible parties. Mr. Lowry stated the Township road crew cut the grass and secured a vacant home on Holstein Drive. Mr. Lowry stated that a Conditional Use Hearing has been scheduled for Gateway Community Church to enlarge the footprint of the proposed church. The Hearing is scheduled for August 17, 2004 at 9:00 a.m. Mr. Lowry stated Electronic Boutique has scheduled a job fair to be held July 21, 2004 at the Sadsbury Fire House. He also stated that EB would open after Labor Day.

Planning Commission report. Mr. Przychodzien reported that Mr. Johnson of 3219 Lincoln Highway made a request to have his property re-zoned to commercial; the current zoning is Rural Residential. Mr. Michael Johnson an owner of lot 4A of the Morris Farm Property presented a sketch plan for a proposed building. Mr. Seidel of Nave Newell submitted a plan for Cosmos Self Storage. Mr. MacCombies review letter was discussed in detail. Ms. Heineman made a motion that the preliminary plan be recommended for approval contingent upon meeting the conditions in the Township Engineers letter dated June 14, 2004 and clarification for the proposed chain link fence. The motion was seconded and approved. Joe Rosella from D.L. Howell and Associates representing Bellaire Business Center Phase II and Keystone Ranger Holdings discussed Mr. MacCombies review letter dated June 9, 2004. Mr. Przychodzien made a motion recommending preliminary plan approval for the Bellaire Business Center Phase II and the Land Development Plan for Keystone Ranger Holdings, subject to Mr. MacCombies review letter dated June 9, 2004 and Chester Counties Planning Commission letter dated May 19, 2004, the motion was seconded and approved. Representatives of Meeting House Properties presented their comments to Mr. MacCombies review letter dated May 5, 2004. Mr. Przychodzien made a motion to recommend final plan approval with the conditions set forth in the Township Engineers letter dated May 5, 2004 and the May 19, 2004 Chester County Planning. The motion was seconded and approved.

Pomeroy Fire report. Mr. Taylor reported a total of 9 alarms were answered for 3 dwellings, 3 automatic alarms, 1 gas leak, 1 auto accident and 1 odor investigation. The time in service was 3 hours and 15 minutes.

Sadsburyville Fire report. Mr. Crungle reported that 17 alarms were answered for 5 auto accidents, 1 co2 detector, 1 odor investigation, 4 automatic alarms, 1 field fire, 2 trees and wires. The time in service was 6 hours 39 minutes.

Township Road report. Mr. Hensel reported that all roads are passable. The road crew has been patching potholes throughout the Township. Installed speed limit and children playing signs on Friendship Way. Installed drainpipe and box on Old Mill Road. All equipment is running. Vehicle mileage is Ford 446 miles, Dodge 180 miles, International 135 miles, backhoe 26 hours, case tractor 15 hours, ford mower 15 hours. Repaired swing set at Bert Reel Park.

Comprehensive Study Committee report. Mr. Hensel reported that the comprehensive plan meeting was held on Wednesday June 16, 2004 at 10:30 a.m. The Committee discussed Regional Setting and Historic Perspective. Each member received a handout entitled Sadsbury Township Demographic Data. Each member also received a worksheet regarding Goals and objectives.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the June bills in the amount of \$41, 000.05. 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 June payroll in the amount of \$25,412.93. 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 June sanitary sewer bills in the amount of \$124,413.78. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

After discussion among the Board, Mr. Garris made a motion, seconded by Mr. Doratt, to hire Jerry Ranck as a full time sergeant and incorporate the Statement of Responsibilities Agreement. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

After discussion among the Board, Mr. Garris made a motion, seconded by Mr. Doratt, to give Jerry Ranck a salary increase of \$1.00 per hour to be effective on August 1, 2004. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

After discussion, Mr. Garris made a motion to remove Rick Perch from the Comprehensive Study Committee and place Nancy Keen as a member. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel stated that when he first started as a supervisor he was told that the Emergency Response Manuel Update was given to Mr. McGuigan to complete. The Chester County Emergency Services offered the Township \$300.00 reimbursement if the

manual got turned in by a specific date. Mr. Hensel stated the manual update did not get done therefore the Township lost the \$300.00 reimbursement.

Mr. Harvey Treasurer for the Piston Poppers made a request to the Board to have a private picnic and display motorcycles and have use of the track. Mr. Pompo stated that the existing lease does not cover this request. Mr. Pompo recommended a liability protocol release waiver, which everyone must sign a waiver to get in. Mr. Harvey stated they would like to have a picnic on July 25th.

After discussion, Mr. Garris made a motion, seconded by Mr. Doratt, to appoint Tony Cabassa to the Planning Commission to replace Donald Yeoman's term to expire in 2006. With there being a question from Tammy Pawling regarding existing resumes for Planning Commission position, being answered by Mr. Doratt, the Board voting "aye", the motion passed unanimously.

After discussion, Mr. Garris made a motion, seconded by Mr. Doratt, to authorize the advertisement for the Alarm Ordinance Update. With there being no questions, the Board voting "aye", the motion passed unanimously.

After discussion, Mr. Garris made a motion, seconded by Mr. Doratt, to buy two new front tires for the John Deere Backhoe to cost \$493.50 for both. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

Public Comment:

Mr. Doratt thanked Linda Shank for the donation of the American Flag hanging outside of the Municipal Building.

Tammy Pawling asked how did the Supervisors choose Tony Cabassa when she knows the Township has resumes of past experienced Planning Commission members? Mr. Doratt answered that Mr. Cabassa has the potential to be a good Planning Commission Member.

Cathy Kryzanasuskas complained about the high grass at 53 Andrew Drive. Ms. Kryzanasuskas also stated that the Springview Manor homeowners association has approximately enough money to have the sewer pumped 3 more times.

Connie Alfrez: stated that Tony Cabassa is not worthy of holding a position on the Planning Commission.

Chris Carr stated the as built plans are in the process of being finished, a few issues still remain.

Robert Wheat asked do they have to wait to tie into the sanitary sewer in Pomeroy Heights, Mr. MacCombie answered yes the line testing is not complete.

John Lymberis stated he is in receipt of a letter from JFI and that in no way is he or his company afflicted with this letter or its mailing. He stated he wants to know who is behind this letter and anyone with information can contact him.

Don Roberts commented on an outstanding job the Board of Supervisors did at the Arcadia Conditional Use Hearing. He asked why the continuation has been postponed. The Board stated that Arcadia postponed the hearing.

Connie Alfrez asked what business is going in at the top of the hill on Old Wilmington Road. The answer is Electronic Boutique.

Lem Mason stated that Tony Cabassa newly appointed to the Planning Commission voted for high density at a feasibility study meeting.

Scott Weaver stated the drainage beside his home isn't working any more. The Board stated they are looking into placing storm sewers in the Heights.

Bill Harvey representing Piston Poppers stated he would look into a one-day insurance policy for the picnic.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer