

## **Board of Supervisors Regular Meeting held August 3, 2004**

A regular meeting of the Board of Supervisors was held on Tuesday August 3, 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. Herbert 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 minutes. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

**Township Police report.** Chief Groce reported for the month of July miles patrolled was 2,926 and 224 incidents were handled the incidents were: 2 burglaries, 2 thefts, 1 harassment, 10 suspicious persons, 36 stationary patrols, 3 911 hang ups, 48 business checks, 5 alarms, 10 assists to other departments, 5 animal, 11 domestics, 6 accidents, 1 criminal mischief, 5 disturbance. There were 20 citations issued, 14 for traffic, 6 non-traffic. Chief Groce reported that the police department received a grant from Wal-Mart in the amount of \$500.00 for equipment purchase.

**Township Engineer report.** Mr. MacCombie reported that he has been in contact with the County regarding the Bert Reel Park grant money and the Township should receive a check within the next 2 weeks. Mr. MacCombie stated that he has prepared a certificate of release of funds from base account for David J. Carr. Mr. MacCombie stated that a sum of \$39, 725.63 would remain in the account under the subdivision escrow agreement dated September 24, 2004, therefore releasing an amount of \$7,518.38 per the Boards recommendation.

Mr. Doratt made a motion, seconded by Mr. Hensel, to release \$7,518.38 to Mr. Carr per Mr. MacCombies recommendations. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that he has prepared a construction release for Electronic Boutique in the amount of \$130,769.25 for the Boards approval.

Mr. Doratt made a motion, seconded by Mr. Hensel, to release \$130,769.25 to Electronics Boutique per Mr. MacCombies recommendation. With there being a question from Stephanie Silvernail regarding the mudd being dragged out onto Old Wilmington Road from the construction entrance. Mr. MacCombie stated no construction site is perfect and Electronic Boutique runs a street sweeper and tire scrubbers. The Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that he has prepared a construction release for Octorara Glen in the amount of \$119,406.84 for the Boards approval.

Mr. Doratt made a motion, seconded by Mr. Garris, to release \$132,155.10 to Octorara Glen 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 amend the construction release to Octorara Glen from the amount of \$132,155.10 to \$119,406.84. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie reported that the Greenbelt Drive Bridge replacement update is that the lumber is delayed until September 1, 2004 and is scheduled to be delivered on September 23, 2004. Mr. MacCombie also reported that the Springview Manor sewer designs should be completed in September, the Pipe Data View will video tape the lines the week of August 4<sup>th</sup>. Mr. MacCombie stated that the pipe for the public water installation that is to occur in Pomeroy Heights has been delivered.

**Township Solicitors report.** Mr. Pompo discussed acceptance of North Culvert Street and Julie Drive stating that all documents were in order to take dedication.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the agreement made on August 3, 2004 between David J. Carr and Catherine C. Carr located at 105 Julie Drive Parkesburg Pennsylvania to hold the sum of \$32,207.25 for public improvements to insure the obligations of the developer. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

A discussion regarding snow removal between the Board and Mr. Lowry. The Board directed Mr. Lowry to look into getting prices on snow removal only.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt Resolution 2004-05 stating be it and it is hereby resolved that the Board of Supervisors of Sadsbury Township, Chester County, Commonwealth of Pennsylvania, accepts the Deed of that certain tract of parcel of ground more particularly described as a portion of the bed of North Culvert Street and the bed of Julie Drive, the said Deed being the Deed granted by David J. Carr and Catherine C. Carr, husband and wife, deeding and dedicating said tract of ground to the Township, said Deed being attached hereto and made a part hereof. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo discussed two amendments to the Townships Zoning Ordinance, one being of amending the Sadsbury Village District Zoning regulations to permit by conditional use specialty retail and custom shops in a separate building on the same lot as a single family detached dwelling. Mr. Pompo explained that custom shops by conditional use would be special retail store, such as a gift shop, antique shop or tack shop, or custom shop for making articles or products sold at retail on the premises, such as custom clothing, art, needlework, baked goods or confectionery, in a separate building not to exceed 500

square feet of gross usable floor area on the same lot as a single family detached dwelling. Mr. Pompo stated the other proposed Ordinance amendment would effect the C-1 limited commercial district zoning regulations to permit outdoor table service at eating establishments within historic structures provided there is no outdoor entertainment or amplified sound.

The Board agreed to send the Ordinance amendments to the Planning Commission for review.

**Township Zoning report.** Mr. Lowry reported forty six inspections have been performed sixty eight inquires have been answered, ten permits were issued for four decks, one porch, one alteration, one single family dwelling, one mobile home and one sign. Mr. Lowry reported that the Keith Corporation had a hearing for a special exemption to permit outdoor sales and storage for a proposed Tractor Supply Store on Route 10, the applicant received approval with conditions. A Special Exception hearing was held for Ralph and Betty Garris to construct a garage on a non-conforming lot, the applicant received approval. Mr. Lowry received a written complaint regarding high grass, the owner agreed to cut the lawn. Mr. Lowry stated a public hearing will be held for the Traditional Neighborhood Development will on August 17, 2004 at 7:00 p.m. at the Sadsburyville Fire Hall. A Conditional Use for Gateway Community Church has been scheduled for August 17, 2004 at 9:00 a.m. A public hearing for an Ordinance to establish a traditional neighborhood development will be held on August 17, 2004 at 7:00 p.m. at the Sadsburyville Fire Company.

**Planning Commission report.** No report given.

**Pomeroy Fire Company report.** Mr. Taylor reported 9 alarms were answered during the month of July the categories were: 1 amb. Assist, 1 motorcycle accident, 1 auto accident, 1 odor investigation, 1 dwelling, 1 electrical fire inside, 1 tree house fire, 1 standby and 1 silo. Time in service was 5 hours 25 minutes.

**Sadsburyville Fire Company report.** Mr. Crungle reported a total of 8 alarms were answered for the month of July the categories were: 3 auto accidents, 1 building, 1 tree house fire. Time in service was 4 hours and 53 minutes.

**Township Road report.** Mr. Hensel reported all Township roads are passable. The road crew has been patching potholes and installed speed limit and children playing signs. PenDot took a tree down on Old Wilmington Road. Clean up around the Township buildings.

Mr. Silvernail asked how many road crewmembers? Mr. Hensel answered currently 3.

**Comprehensive Study Committee report.** Mr. Hensel reported on the meeting held on July 21, 2004. Most of the meeting centered around a work session held on July 12, 2004 at which many recommendations were made for goals and how to meet them. August

meeting's subject will be Chapter 6, Population and Housing. The next scheduled meeting is August 18, 2004 at 10:30 a.m.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the July bills in the amount of \$47,870.48. 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 July payroll in the amount of \$22,248.43. 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 July sanitary sewer bills in the amount of \$19,461.84. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Tim Brown stated he is the owner of Tim Browns automotive located along Lincoln Highway and he is requesting a waiver from the Land Development process. Mr. Brown stated if he goes through the Land Development it will cost him as much as the building he wants to build for storage. Mr. Lowry stated that a Conditional Use hearing was held in 1983 for this property but the decision and order has no bearing on Mr. Brown's request to build a storage garage. Mr. Lowry suggested Mr. Brown apply for the land development and ask for certain waivers throughout the process. The Board directed Mr. MacCombie to speak to Mr. Brown and give him direction on how to proceed.

Mr. Garris made a motion, seconded by Mr. Doratt to make a yearly contribution to the Parkesburg Free Library in the amount of \$1,500. 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 make a yearly contribution to the Coatesville Free Library in the amount of \$1,500. 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 make a yearly contribution to the Pomeroy Fire Company in the amount of \$6,000. 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 make a yearly contribution to the Sadsburyville Fire Company in the amount of \$6,000. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

Mr. Tim Dagit representative of Commonwealth Construction made a request to the Board for a temporary location for the construction trailer. He stated there is currently two construction driveway entrances that have tire scrubbers and they are in need of placing a stoned driveway entrance to get into the temporary sales trailer. Mora Mason asked

where on Octorara Road would the sales trailer be located? Mr. Dagit responded Octorara Road, first driveway to the left. The Board recommended Mr. MacCombie does a site check of the property for the temporary trailer location.

The Board discussed changing the street name of Second Avenue to Virginia Avenue due to there being (2) Second Avenues within the Parkesburg Post Office delivery route.

Mr. Garris made a motion, seconded by Mr. Doratt, to change the street name of Second Avenue to Virginia Avenue. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

After discussion, Mr. Garris made a motion, seconded by Mr. Hensel, to hire William Owens as the part time temporary Road Crew Foreman on a 90 day probation period with the possibility of being full time. With there being a question from Robert Silvernail on how long has Mr. Owens been an employee? The answer is he has been an employee since the end of February. With there being no further questions, the Board voting "aye", the motion passed unanimously.

Public Comment:

Cathy Kryzanauskas stated a public informational meeting with regards to Spring View Manor sewer would be held on August 19, 2004 at 7:00 p.m.

Nancy Cox stated she is a candidate for State Representative and was just visiting our meeting.

Elmer Pluck questioned the proposed Ordinance for outdoor dining.

Earl Taylor stated that Pomeroy Fire Company is in need of opti-com units in their vehicles.

Stephanie Silvernail questioned the advertised August 25, 2004 public meeting regarding the enhancement grant.

Tammy Pawling asked how many job openings Electronic Boutique was offering? At this time it is unknown how many applicants will be hired.

Mora Mason asked the Board to consider not adopting the Traditional Neighborhood Development Ordinance.

Ann Garrett questioned the enhancement grant money and where it can be used. The answer is the Village of Sadsburyville.

Holly Alderman introduced herself as the General Manager of the Stottsville Inn.

Ray Carr owner of the Stottsville Inn stated there was a hearing and at that hearing an agreement was made that no amplified music would be played outdoors that unamplified music would be allowed indoors only.

Nick Crungle thanked the Board for the donation to the Sadsburyville Fire Company.

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

Respectfully Submitted,

Lisa Myers  
Secretary/Treasurer