

Board of Supervisors Meeting Tuesday June 21, 2005

The Board of Supervisors conducted a regular meeting held on Tuesday June 21, 2005, commencing at 9:00 a.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.

A moment of silence and pledge of allegiance was observed.

Township Police report. Chief Groce requested to purchase a spotlight for the door jam of the Dodge Durango to cost \$320.00.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the purchase of a spotlight for the door jam of the Dodge Durango to cost \$320.00. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

Chief Groce reported that (2) new Township residents have moved into Sadsbury Village that are sexual offenders and pictures are placed on the Megan's Law web page. Chief Groce reported that as the Township grows the residents should be aware of their neighbors. Chief Groce read a letter from a Pomeroy Heights resident thanking the Police Department for a job well done and commending Patrolman Simmons for doing an excellent job.

Susan Franco commented that one of the reasons she was trying to get the Township a mail route was because of Megan's Law and the zip codes, she states although she lives in Sadsbury Township 19369 in Quarry Ridge Development her zip code is 19320 Coatesville that shows 29 sex offenders, she feels that this is an unfair rating for Sadsbury Township having so many different zip codes.

Township Engineer report. Mr. MacCombie reported that the Board is in receipt of a proposal for generator maintenance agreement for the pump station. Mr. MacCombie stated it's a good idea to have an agreement in place to keep up the maintenance on the generator. Mr. MacCombie recommended Core Mechanical Contractors and stated they have a good business reputation. Mr. MacCombie reported that he has a Resolution for the Boards consideration regarding the Facilities Improvements for the Bert Reel Community Park. The Resolution states that the Township will join a Chester County Grant Program which will reimburse a maximum of 85% of the eligible project costs up to \$85,000. The grant will provide for a 16'x16' building with an 8' shelter bay to include a mens and ladies handicap accessible bathroom, snack bar area and utility room, also to reconstruct basketball court, provide fall zones, provide handicap access to baseball bleachers, provide new baseline fences at ball field, provide 25% handicap accessible picnic tables. Mr. MacCombie added that PADCNR will match the grant and the Townships portion will be zero.

Mr. Garris made a motion seconded by Mr. Doratt, to approve Resolution 2005-08 pertaining to a County Grant Program and a facilities improvements for the Bert Reel Community Park. With there being a question from John Lymberis asking if the park equipment was discussed and will it be new equipment? The Board answered yes to both. With there being no further questions the Board voting “aye”, the motion passed unanimously.

Mr. Doratt asked how many annual hours are being used at the pump station? Mr. MacCombie replied approximately 500 hours a year, which will increase with added users.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the semi annual preventive maintenance contract for Core Mechanical Contractors to cost \$1,200.00 a year. With there being a question from Robert Silvernail if the amount of money is \$100.00 per month? The Board answered yes. With there being no further questions the Board voting “aye”, the motion passed unanimously.

Township Solicitor report. Mr. Pompo reported that he sent a letter to Mr. Carr regarding the (2) lots on Old Mill Road. Mr. Pompo stated that the Traditional Neighborhood Guidelines Ordinance will be heard at a public hearing at the July 19, 2005 Board meeting. Mr. Pompo reported that he is in receipt of a letter from Ballinger, Byler & Thomas, P.C. regarding the Lancaster Industrial Development Authority – Lionville Systems, Inc. Mr. Pompo understands that this project is a 75,000 square foot building located at Bellaire Business Center lots 14 & 16 and the business is to manufacture hospital equipment. Included with the letter is a Resolution that they are requesting be adopted by the Board. Mr. Pompo stated that company has applied to LIDA to assist in their project and in order for LIDA to approve their financing the Board must also approve the Resolution. The Board requested that Mr. Pompo contact the representatives of Lionville Systems and request they be placed on the next meeting agenda to explain their intentions. The Board tabled any further discussion until the next Board meeting.

Township Zoning report. Mr. Lowry reported that he has received numerous complaints regarding dumping at the end of Belvedere Avenue, Mr. Lowry conducted an inspection and found the complaint to be correct. Mr. Lowry is going to withdraw Mr. Florian’s grading permit for the following reasons: No silk fence, wrong grade, needs to stabilize area, the storm drain was blocked. Mr. Doratt asked if a 3 to 1 slope could be obtained on this property, Mr. Lowry stated yes. Mr. Lowry also stated that Mr. Florian has placed no trespassing signs on the property. Mr. Lowry stated that himself and Mr. MacCombie met with Mr. Muto representing Bellaire Business Center with regards to getting lot 6A mowed

Mr. Garris made a motion, seconded by Mr. Doratt, to amend the last month’s minutes amending the amount approved for the sanitary sewer project phase 2A. The approved amount was \$1,213,920.00; the actual amount should have been \$1,213,902.00. With

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

Mr. Linn Hanaway owner of property located at Routes 10 & 30 uses the land as a storage overflow for storage sheds and horse trailers, he also rents to a caterer on the weekends. Mr. Hanaway states that no sales take place, the over flow is placed to attract attention and people go to the owners office located on lower Valley Road. Mr. Hanaway stated he plans to gate the area to keep people out and keep items from getting stolen. Mr. Hanaway stated one of the reasons for doing this is to stop the dumping that has occurred in the past years on this property. Mr. Pompo visited the site and stated it is as Mr. Hanaway says, Mr. Pompo suggests that Mr. Hanaway submit a plan for each use on the property so the Township can be aware of the different uses he has pertaining to this property. Mr. Hanaway stated that several years ago he spent \$7,200 on land development plans, submitted them and was told he didn't need them, he was given a temporary waiver to use the property for storage sheds. Mr. Lowry suggested that Mr. Hanaway submit the plans for review and direction. Mr. Hanaway submitted the plans and they were forwarded to Mr. MacCombie.

The Board discussed the replacement cost of Sergeant Ranck's glasses. While on duty Sergeant Ranck answered a call at EB and while loading a patient into the ambulance a bar flew up from the stretcher and struck his glasses breaking them. The Board asked Lisa Myers if she called the insurance company and reported this as a claim, she stated yes and the deductible was \$1,000.00

After discussion, Mr. Garris made a motion, seconded by Mr. Doratt, to replace Sergeant Ranck's glasses in the amount of \$360.00. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

The Board discussed the waiving of fees for Sadsbury Township's variance hearing application to permit access onto Lincoln Highway. The Board asked for Mr. Pompo's comments; he stated that it makes sense to waive the fees because your the same entity.

Mr. Garris made a motion, seconded by Mr. Hensel, to waive the fees for the Sadsbury Township variance hearing application. With there being a question from Robert Silvernail wanting to know where lot 6A is located, the Board answered out on Lincoln Highway to the right before Morris Lane. With there being no further questions, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to adjourn the regular meeting and open a public hearing for Ordinance 2005-06. 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 reconvene the regular Board meeting. 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 Ordinance 2005-06 pertaining to allowing off street loading facilities on an industrial lot within an industrial park to face an internal industrial park street. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

The Board discussed Ordinance 2005-07 pertaining to the regulation of traffic and parking. Mr. Pompo stated that he included the one way as per the Chiefs request. The Board asked the Chief if he had contacted Kraft buses and Sadsburyville Fire Company. He stated that he met with Mr. Reynolds president of Sadsburyville Fire Company and Chief Kevin Supplee, as well as the general manager of Kraft Busing to discuss the one-way South on First Avenue. Chief Groce replied that all parties are in agreement with the change. Robert Silvernail commented that it’s going to be a problem for the buses getting back to the lot. Mr. Doratt stated he would like to have a traffic study performed on First Avenue as well as that portion of Old Wilmington Road. Mr. Garris directed Chief Groce to perform the studies and report back at the next Board meeting. The Board tabled this Ordinance and took no action at this time.

Public Comment:

Terry Muto- asked if anyone would be in violation of the traffic ordinance.

Jamie MacCombie- stated he has completed the MS4 Storm water information and sent to DEP, which was due by June 9th.

Cathy Kryzanas- asked if the Township awarded the sanitary sewer bid for Spring View manor. The answer is yes. Cathy states that the grass is high at the pump station and requested the Township send a notice to the owner, she states that last year the homeowners association took care of the grass but cannot afford to do so this year. The sign at Andrew and Fredrick is gone, can the Township replace it?

Terry Muto-requested information regarding the traffic signal at the industrial park? Mr. MacCombie states the traffic has not been warranted.

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

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer

