

Board of Supervisors Meeting
February 13, 2017

Opening: Chairman Elston opened the regular scheduled meeting on Monday, February 13, 2017 at 7:00 P.M.

Roll Call: Roll call was taken and present were supervisors, Gary C. Elston, Nelson R. Beam and Frank V. Daniel. Others present were Frank Newhams, Zoning Officer, Bryan Kulakowsky, Engineer, Michael Gill, Solicitor, and James Stoltzfus, road crew.

Public Comment: Chairman Elston called for public comment on tonight's agenda, no public comment was received.

Minutes:

Motion: Mr. Elston made the motion to approve the January 3, 2017 minutes as written, Mr. Daniel made the second. Motion carried. 3-0

Treasurer's Report: The Treasurer's Report stands approved until further audit. Balances were as follows:

General Fund – Money Market	1,951,759.61
General Fund- Checking:	4,461.17
General Fund- EMS	10,683.76
State Fund- Money Market	85,712.67
State Fund – Checking	4,269.67
Act 209	1,895.43
PLGIT Regular	539.22
PLGIT Recreation	285.90
<u>Certificate of Deposits:</u>	
Glenmoore Fire Co.	40,255.15
First Resource Bank	240,000.00
First Resource Cedars	61,372.39
First Resource Bank Clearing	1.97

Audience:

Historical Commission: Carol Haag and Kathy Duncan requested permission for a Community Day event for West Nantmeal Township on September 23, 2017 with the rain date of September 24, 2017. A few ideas for the event are a walk/run 5K/10K, bounce house, pony rides, etc. Mr. Beam asked if there would be a need for assistance with traffic and Mr. Elston suggested contacting the fire police. The supervisors asked the Historical Commission to attend the April, 2017 meeting with further plans and ideas for the event.

Ms. Haag gave an update on the Memorial plaque. A suitable stone was selected and Bart Delp will do the stone work. Weather permitting the footer for the stone will be poured by the beginning of April. Ms. Duncan advised the supervisors that the Historical Commission would like to move forward on applying for a Keystone Grant and a matching grant to help with the costs of a feasibility study for a West Nantmeal Historical District centered on Isabella Furnace which is currently owned by Deborah

Flint. There isn't any cost to the township and approval won't be known until September. If approved, the study will be completed by June, 2018.

Motion: Mr. Daniel made the motion to approve the West Nantmeal Historical Commission application for a Keystone Grant and the matching grant and was seconded by Mr. Beam. Motion carried 3-0.

Shawn Blickley: Expressed concern for the high fences placed around the tree farms in the township and felt that they are not aesthetically correct for keeping with township profile. Mr. Beam and Mr. Elston stated that as long as the fences were not infringing on the Right of Way they were permissible.

Craig Stoltzfus: Requested that he maintain his position as an alternate for Zoning Hearing Board. He only has a conflict if the meetings are scheduled for the afternoon. Mr. Stoltzfus also advised that concrete that was placed behind the township dumpster rolled into his field and caused damage to his equipment. Though the damage was minimal, Mr. Beam stated that he could enter a claim to the township insurance.

Dean Carlson-Wyebrook Farm: As part of a plan to keep agriculture viable to Chester County, he would like to extend his farm related business to include a small scale distillery/brewery. Mr. Carlson stated that the PLCB can approve a license for townships that do not allow liquor sales. Mr. Carlson presented documents stating that this had been done in Westtown, Franklin, and London Britain Townships in Chester County. Home grown or local grains would be used and he would use part of the existing buildings thus not affecting pervious areas. Distribution would be limited to 11 am to 7 pm Monday through Saturday and 11 am to 6 pm on Sunday. Mr. Carlson felt that the distillery/brewery would add value to the dining experience and not increase traffic. His staff would be able to monitor alcohol consumption vs. having diners bringing their own alcohol. Mr. Gill was familiar with this situation and would forward information to the supervisors regarding London Britain Township. Mr. Carlson also asked that the restriction be lifted that he may only employ 3 full time employees for a farm related business as he usually employs 30 to 70 part time employees depending on the season. Mr. Carlson then asked what the next step would be and was advised by Mr. Gill that an ordinance would be needed and a conditional use permit for accessory use. Mr. Carlson hasn't heard from the Chester County Department of Health and asked if he can be forced to make a change if he already had DEP approval. Mr. Elston advised that the supervisors will do research and review documents pertaining to Mr. Carlson's request. Mr. Daniel referred as to status of the Stormwater letter from February, 2016. Mr. Carlson stated that it was on hold as the process was not cost effective with a cost of \$7,000.00 without resolution.

Reports:

Solicitor Report:

- **Michael Kerr-DigEntGrp** – Mr. Gill referred to the letter that was sent to Mr. Kerr regarding deficiencies in the sewage facilities planning module. There are environmental concerns that Brickhouse Environmental cannot meet the discharge limits as set by DEP.

Motion: Mr. Beam made the motion to return the sewage facilities planning module to Mr. Kerr for revision and was seconded by Mr. Daniel. Motion carried 3-0.

- **Hammell-O'Donnell:** Mr. Gill stated that the municipal authority and Honey Brook Township will be performing an analysis regarding how to best accommodate the development and what upgrades will be necessary. The Act 537 plan will need to be revised to include the Hammell-O'Donnell project.

Zoning Report: Frank Newhams gave the monthly report. The report will be on file in the township office.

- Mr. Newhams stated that he will be sending the Boundary and Annexation report without any changes.
- In response to a complaint regarding a home occupation on 135 New Road, Mr. Newhams sent a letter of violation to the homeowner. The homeowner stated that they would remove postings regarding this business and have now reintroduced postings. The homeowner has not applied for a Home Occupation permit to allow a home business and does not have adequate parking. The next step would be a cease and desist order and to have Kristin Camp set a fine.
- 25 Langoma Avenue/Creek Road Property split. This will be discussed during the next meeting when Kristin Camp will be in attendance.
- Act 133: Amends the Municipal Code and Ordinance Compliance Act and modifies what a municipality can require when issuing a Use and Occupancy permit. Mr. Newhams presented an ordinance draft for the supervisors.

Engineering Report:

- Mr. Kulakowsky reminded the supervisors that Mr. Kerr's plan needs to be addressed at the meeting on March 13, 2017
- There will be a meeting on February 23 with DEP regarding the A J Blosenski project
- Fidelity Construction site is okay
- DEP requires new plans for Devonshire Hills subdivision
- The bidding process for road maintenance/repair should begin soon
- Discussed the work to be done on Reeder Road and Bollinger Road. Mr. Elston stated that the paving company must check the transition from the road to driveways
- Mr. Beam will travel the township roadways with Cedarville engineering to further evaluate road conditions

Motion: Mr. Elston made a motion to have Cedarville Engineering advertise and prepare bids for road paving and was seconded by Mr. Daniel. Motion carried 3-0.

Planning Commission: No meeting in January.

Roads:

- **Road evaluation:** Carol Shuler was in attendance from Cedarville. Mr. Beam stated that there was a difference of opinion regarding road maintenance with overall paving that lasts 15-20 years vs. road patching. He also stated that many road problems were a product of water coming from underneath the roads and that the road evaluation will be an asset in prioritizing road maintenance. It was decided to leave Sweetwater Road as usable for agriculture access and that Yoder Road would be repaired when the turnpike bridge is closed.

Recreation: Frank Daniel gave the Recreation Report.

- Request for use of tennis courts for April 22, 29, and May 6 for a tennis camp. Fee will remain at \$100.00 per day unless it is determined that a township resident will be securing the rental.
- Park rental agreement – Discussion ensued regarding how will it be determined if any damage occurred during or after a rental. It was determined that it would be costly to have someone evaluate the area before and after a rental though it was discussed having a renter take photos with their cell phone. The requirement for a \$200.00 security deposit will be removed from the application with the understanding that the township will still have the discretion to ask for a security deposit if it feels it is warranted.
- Bid was received for resurfacing of the basketball courts and it was decided to remove the fence from the west side of the court for the contractor to perform the resurfacing.

Motion: Mr. Beam made a motion to approve the bid for the resurfacing of the basketball courts and was seconded by Mr. Elston. Motion carried 3-0.

Historic:

- Report presented from the audience

EMS:

- Barclay Hargreaves presented information on Smart 911 which replaces the special needs directory. It is a free service and residents register through readychesco.org and they will receive emergency notifications and updates through email, cell phone, pager, etc.
- County evacuation/decontamination exercise will be held later this summer

New Business:

Mr. Elston presented a proposal to purchase a gator for the park as had been approved in the 2017 budget. Ms. Kolpak will send a purchase order to John Deere.

Mr. Elston asked Mr. Stoltzfus as to whether the leaves had been cleared from the pipe at Beam and Chestnut Tree Roads. He also asked Mr. Stoltzfus to check on the amount of road salt that the township had on hand and if more was needed.

The four township cell phones are eligible for upgrades. Ms. Kolpak will get more information and present at the next meeting. Susan Ward will be asked as to whether she would like to take over her cell phone or return it to the township.

Mr. Elston, Mr. Beam, and Ms. Kolpak will attend the CCATO convention at the Hotel Desmond on March 9th.

Mr. Daniel made a request regarding the replacement of the outside building lights to bring uniformity to the building and to also install a light on the flagpole. Mr. Daniel will contact Carl Stoltzfus about this project.

CDARS CD will be maturing on March 9, 2017 and there will be 10 business days to decide on whether to roll it over or redeem. Ms. Kolpak will have the current rate available at the next meeting on March 13, 2017.

Ordinance 122 regarding on-lot sewage disposal was discussed and will be addressed again at the meeting on March 13, 2017.

Ms. Kolpak stated the annual audit of the township finances had been completed and would be posted in the legal section of the Daily Local News on February 24, 2017. The auditors will be at the Township Building at 6 pm on March 6, 2017, as advertised, to discuss the audit results.

Ms. Kolpak, Mr. Daniel, and Mr. Newhams will be attending a webinar presented by PSATS on Municipal Records Retention on February 28, 2017. The webinar will be helpful in preparing for document disposal.

Other business: None

Bills: The bills to be paid this evening were reviewed.

Motion: Mr. Elston made the motion to pay the bills as listed, Mr. Beam seconded the motion. Motion carried 3-0

General Fund	\$46,298.95
Payroll	\$10,569.07

Adjournment: With no further business to discuss, adjournment took place at 10:30 pm with Mr. Beam making the motion to adjourn and seconded by Mr. Daniel. Motion carried 3-0

Respectfully submitted,

Deborah M. Kolpak, Secretary