

Board of Supervisors Minutes
July 11, 2011

Chairman Elston opened the regularly scheduled meeting on Monday, July 11, 2011 at 7:00 P.M.

Roll call was taken all three supervisors, Gary C. Elston, David L. Mast and Nelson R. Beam were present. Susan Ward, secretary was absent Kristin S. Camp, Solicitor, took the minutes this evening.

Others present were April Barkasi, Engineer and Frank Newhams, Zoning Officer.

No public comment on tonight's agenda.

Minutes: The June 13, 2011 were approved as written on a Motion made by Mr. Mast, seconded by Mr. Beam. Motion passed unanimously.

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

General Fund - Money Market:		919,838.59	
General Fund - Checking:		2,811.96	
General Fund - EMS		1,860.52	
State Fund - Money Market:		178,283.66	
State Fund - Checking:		4,244.41	
PLGIT Regular		536.13	
PLGIT Recreation		284.82	
Certificate of Deposit:			
DNB First	150,000.00	National Penn	126,376.04
Capital Reserve	126,409.91	Glenmoore Fire	42,012.95
New Truck	47,654.53	Elverson Ambulance	30,328.27
TVFD	30,328.27		

Audience:

James and Dawn Malone, Randy Lammey: Regarding the Subdivision Plan (Malone/Bensinger) which is taking a 28 acre lot and subdividing it into 3 lots. This plan settled an estate with each of Mr. Lammey's two daughters originally were going to split into 2 large lots. Our new Zoning Ordinance was adopted August of 2010 and this plan was filed in June of this years. This plan fall under the new zoning of R-2 Cluster Development which requires open space.

- They don't have intentions to subdividing into more than 3 lots
- Don't want to give away any land to open space as it took time to choose location of house
- Areas of floodplain must be deducted from open space.

- Concerns over maybe wanting a 4th lot in the future.

The board explained the Conditional Use process which is required under our new zoning. The Lammey's questioned what the board would do if they presented a Zoning Amendment for this property. Chairman Elston suggested that they file a Conditional Use Application and move forward to get this cluster development approved.

Jeanettee Hassis, 940 N. Manor Rd, Honey Brook, PA 19344: Ms. Hassis was inquiring about the status of her neighbor's (Horvath's) runoff onto her property. Ms. Hassis was in last month and said she was getting a large amount of water on her property since the Horvath's put in their new driveway. Frank Newhams told the Horvath's to mulch and seed the disturbed area which should take care of the problem. She claims that 90% of the water comes from the area where the two properties abut. Mr. Elston told her that the problem is that the Hassis property (hers) doesn't have a swale and feels she caused the problem by placing a fence up. He then questioned why they put rocks at the end of the driveway. He suggested that she change the grade to allow water to flow down to Route 82. The Zoning officer and engineer did perform an inspection last month and believe this issue will be resolved once the earth has stabilized. The township will continue to inspect and monitor this situation.

Michael Hockwind, 2871 Creek Rd, Elverson, PA: The solicitor will report in writing her opinion on this driveway matter.

Reports:

Zoning Report was given by Frank Newhams.

- C&O issued for 73 Bollinger Rd and 2027 Little Conestoga Rd.
- 456 N. Manor Rd, built a deck
- 688 N. Manor Rd, completed final inspection
- 4500 Conestoga Rd (French Creek Golf Course), building a comfort station at golf course
- 203 ironstone Lane French Creek for sale
- 227 Beam Rd, close to completion. Will perform electrical inspection on July 12, 2011.
- 227 Green Hollow and 180 Pumpkin Hill Resale
- 1910 Little Conestoga Solar facility and 1776 Chestnut Tree Rd, Geothermal solar being installed.
- 519 and 521 N. Manor Rd. requested permission to sell sheds from the property. Mr. Newhams opposed this as there are already 3 commercial uses currently on this property.

Planning Commission Report: Given by Nelson Beam.

- Wants a replacement for Ronald Gilbertson on the commission.

- Discussion regarding sidewalks at the industrial park development on Chestnut Tree Rd for Hammell/O'Donnell. Board would like to see sidewalks on one side of the development and want them installed with road and public improvements. Mr. Beam would like to see sidewalks on the outer loop.

Roads: Robert Sautner gave the Road Report.

- The Board is happy with the oil and chipping of Yoder Rd. There was an extra 171 ft of paving necessary.
- Moving the mailboxes on Isabella Rd to allow wider use of the road. Mr. Beam suggests the township contact the property owners. Either the township could move them or the homeowners would be given ample time to move them themselves. We would expand paved area to allow mailmen to reach new location.
- Board is going to look at both sides of the road and suggests the move be 2 1/2 ft from edge of roadway.
- Mr. Beam suggests the township meet with the affected property owners
- The secretary will draft a letter with Mr. Beam's input, and Mr. Beam will meet with those owners personally.

Michael Kerr DigEntGrp LLC - Zoning Application: The applications takes two non-conforming lots to make one non-conforming lot. The Zoning officer will analyze what other zoning relief is needed. On the plan submitted the accessory building is larger than the primary structure, impervious coverage may also be an issue.

Motion: Mr. Beam made the motion for the Board of Supervisors to take the position adverse to DigEntGrp, LLC's application, Mr. Mast made the second. Motion carried unanimously.

Martin Paving oiled and chipped Yoder Road and was told in order for payment the bill must be received by July 11, 2011. The bill was not received. Motion: Mr. Mast made the motion to pay the bill, once the board has reviewed the invoice, before next month's meeting. Mr. Beam seconded the motion. Motion carried all approved.

Mr. Beam mentioned that people like the volleyball court and have asked for additional courts.

Zoning Ordinance Amendments: Ms. Camp made edits suggested by our Planning Commission. She will send for an Act 247 review. Plan for a September meeting date to approve amendments.

Mr. Beam left at 8:25 P.M.

Mr. Mast made the motion to pay the bills as listed. Mr. Elston made the second. Motion carried 2-0.

General Fund: \$23,374.37

With no further business to discuss, adjournment took place at 8:40 P.M. on a motion made by Mr. Mast, seconded by Mr. Elston. Motion carried 2-0.

Respectfully submitted,

Ascribed by Susan L. Ward
Minutes taken by Kristin S. Camp