



West Pikeland Township  
 1645 Art School Road  
 Chester Springs, Pennsylvania  
 BOARD OF SUPERVISORS  
**SEPTEMBER 15, 2014 AT 7:30 P.M.**

ATTENDING  
 BOARD OF SUPERVISORS

Richard Bright, Jr., Vice Chairman  
 Pam Conti, Supervisor  
 Harold Hallman III, Supervisor  
 Tom Tucker, Supervisor

ATTENDING  
 TOWNSHIP PERSONNEL

Vincent M. Visoskas, Township Manager  
 Shane Clark, Chief of Police  
 Joan C. Matthews, Township Secretary

Dr. Bright called the meeting to order at 7:30 P.M. at the Township Building and Theodore J. Gacomis led the Pledge of Allegiance.

**APPROVAL OF THE AGENDA**

Dr. Bright opened the floor for any additions or corrections to the Agenda. There were no comments and the Vice Chair accepted the agenda.

**APPROVAL OF THE MINUTES**

Dr. Bright opened the floor for any additions or corrections to the August 18, 2014 minutes. No comments were made and the Vice Chair ruled the minutes were accepted as submitted.

**PERSONS WISHING TO BE HEARD**

Dr. Bright opened the floor for public comment. There was none.

**UNFINISHED BUSINESS**

Approval of the Historic Yellow Springs Special Events Permit through 2014.

Mr. Visoskas noted that Historic Yellow Springs has completed all of the required renovations to hold public events on the first floor of the Washington Building with the exception of the required American with Disabilities Act access. They have received a Federal Grant through PennDOT to complete the work that is still pending. Dr. Bright made a motion to grant a Special Event Permit to Historic Yellow Springs on the following dates:

08/01/14-Wedding	09/28/14-Bridal Fair	10/19-10/24/14 - Steadicam
08/23/14-Wedding	10/04/14-Chester County Day/ Kimberton Hunt	10//25/14-Wedding
08/31/14-Wedding	10-5-14-HYS Annual Meeting/Member's Party	11/01/14-Wedding
09/13/14-Wedding	10/11/14-Wedding	11/29/14-Wedding
09/20/14-Wedding	10/12/14-Wedding	12/5/14-Holiday Stroll
09/27/14-Wedding	10/18/14-Wedding	12/06/14-Holiday Party

Mr. Tucker seconded the motion. After no further discussion the motion carried with all voting Aye.

### Decision on Surplus Municipal Equipment

Mr. Visoskas informed the Board that the following high bids were received for the used Public Works equipment:

<b>Item</b>	<b>High Bid</b>	<b>Bidder</b>
1991 Int'l Dump Truck	\$9,300.00	Kevin Logue
Trackless Snow Blower	\$480.00	Chris Jenkins
Trackless Mower	\$287.00	David Lytle

Mr. Hallman III stated that he felt the two bids for the Trackless Snow Blower and Mower were low and recommended not awarding them at this time. Mr. Tucker made a motion to award the 1991 International Dump Truck Bid in the amount of \$9,300.00 to Kevin Logue and not to accept the bids for the Trackless Snow Blower and Trackless Mower at this time. Ms. Conti seconded the motion. After no further discussion the motion carried with all voting Aye.

### **NEW BUSINESS**

#### Discussion on Request for Land Development Waiver – 511 Worthington Road

Hope Bachelor, D.V.M. and her attorney John Good approached the Board regarding her purchase of 511 Worthington Road with the intent to utilize the property for an equestrian surgery and rehabilitation center. Mr. Good stated that Dr. Bachelor has been granted special exception relief from the Zoning Hearing Board approving the equestrian center use, barn apartment and demolition of the tenant house. Mr. Visoskas noted that the April 29, 2013 Zoning Hearing Board Decision and Order had several conditions that included the approval of a Land Development Plan and that the Board of Supervisors has the right to waive this requirement. Township Engineer Theodore Gacomis stated that he has reviewed the earthmoving permit which has been approved by the Department of Environmental Protection. Mr. Gacomis further noted that Building/Zoning Officer Thomas Cooke has expressed his opinion that the plan must have Land Development approval. Mr. Hallman III made a motion to waive the Land Development requirements of the Subdivision and Land Development Ordinance for the development of an equestrian rehabilitation center at 511 Worthington Road. Ms. Conti seconded the motion. Mr. Tucker wished it noted that he did not feel qualified to waive the development requirements of the Ordinance. After no further discussion the motion carried with all voting Aye with the exception of Mr. Tucker who voted Nay.

#### Consideration of Conservation Easement Purchase on the McOrmond Property 1547/1548 Horseshoe Trail.

Bob Haskell from the West Pikeland Land Trust and Open Space Committee gave a presentation of 11.5 acre conservation and trail easement on the Raymond and Marianne McOrmond property located at 1547 and 1548 Horseshoe Trail. Mr. Haskell explained that the conservation and trail easement will prohibit further subdivision, provide scenic view protection, and provide a public trail easement for the Horseshoe Trail. Dr. Bright made a motion, seconded by Harold Hallman III to adopt Resolution 2014-09-11 approving the expenditures of \$130,000 plus transactional expenses for the purchase of a conservation and trail easement on the Raymond and Marianne McOrmond property. Mr. Hallman III seconded the motion. After no further discussion the motion carried with all voting Aye with the exception of Mr. Tucker who abstained.

### Discussion on Trademarking – “The Theatre at Yellow Springs”

Frank Mercurio of the Arts and Culture Committee stated that he has obtained legal counsel from the Township Solicitor regarding the Federal Trademark Registration of the new logo and name for the theatre “The Theatre at Yellow Springs”. The registration will be at a cost of \$1,000.00 with a six year renewal cost of \$100.00. Mr. Hallman III made a motion to approve the registration fee to trademark the “The Theatre at Yellow Springs” not to exceed the amount of \$1,000.00. Dr. Bright seconded the motion. After no further discussion the motion carried with all voting Aye.

### **NEW BUSINESS**

#### Bills for Approval

Dr. Bright made a motion to approve the bills submitted. Ms. Conti seconded the motion. Mr. Hallman III abstained from checks #4984 and 4987. After no further discussion the motion carried with all voting Aye.

#### Treasurer’s Report

Mr. Visoskas gave the Treasurer’s Report.

#### EOC after Action Report – Fertilizer Spill at Intersection of Routes 113 & 401

Mr. Hallman III noted that the incident was handled by the Police, Chester County Emergency Services and Fire Departments and no activation of the Emergency Operations Command was required. Mr. Hallman III noted that the incident involved an 800 gallon sprayer that was being towed by a farm tractor at the intersection of Routes 113 and 401. The tipped over tanker was hauling mostly water with 28% liquid nitrogen. It was estimated 600 gallons of the liquid was released into a mulch bed, roadway and drain that runs into a tributary to the Pickering Creek. The incident resulted in the death of 225 fish of various sizes. Lewis Environmental cleaned up the spill and the Fish and Game Commission assessed the creek. Mr. Hallman III wished it noted that he observed an issue of not having enough fire police to control traffic. The Board was in agreement with the need to advertise for more volunteer fire police. The other matter was the financial responsibility of the costs involved in the cleanup of such an incident. Lewis Environmental required the person who caused the incident to pay before they would commence with the cleanup. Discussion ensued of the Township’s financial responsibility during an incident where the person responsible cannot produce funds at the scene and the Township’s responsibility to assure the protection of natural resources.

### **ANNOUNCEMENTS**

Dr. Bright read the following announcements

- The Board of Supervisors next worksession will be held on Monday, October 6, 2014 at 7:30 p.m. with the Township’s volunteer boards will follow this meeting.
- The Board of Supervisors next business meeting will be held on Monday, October 20, 2014 at 7:30 p.m.
- A worksession is scheduled immediately following the conclusion of the October 20, 2014 meeting to discuss public water service in the Pickering Estates development.
- A public presentation of the proposed site designed for the Township’s 2<sup>nd</sup> community park is tentatively scheduled for Wednesday, October 22, 2014 at 7 p.m. in the Theatre at Yellow Springs on the Township Campus. Please check the website for any date changes.
- Volunteer applications are being accepted for vacancies on the Park and Recreation Board, Historic Commission and EOC.

**ADJOURNMENT**

Mr. Hallman III made a motion that the meeting be adjourned. Mr. Tucker seconded the motion. The Vice Chairman adjourned the meeting at 8:55 PM.

Respectfully Submitted,

Joan C. Matthews,  
Township Secretary