



West Pikeland Township
 1645 Art School Road
 Chester Springs, Pennsylvania
 Board of Supervisors
 June 20, 2016 at 7:30 p.m.

ATTENDING BOARD OF SUPERVISORS	ATTENDING TOWNSHIP PERSONNEL
Richard R. Bright, Jr., Chair	Jim Wendelgass, Township Manager
Harold Hallman, Vice Chair	Shane Clark, Chief of Police
Ernie Holling, Supervisor	
Charles Humphreys, Supervisor	

Chairman Bright called the meeting to order at 7:32 P.M. at the Township Building and led the Pledge of Allegiance.

EXECUTIVE SESSION

The Chair announced that an Executive Session was held on June 6, 2016 to discuss personnel matters.

APPROVAL OF THE AGENDA

The agenda was accepted after addition of Section I to new business to discuss the piano in the theater.

APPROVAL OF THE MINUTES

Chairman Bright opened the floor for additions or corrections to the minutes of June 6, 2016. Hearing no requests for corrections, the Chairman approved the minutes.

PERSONS WISHING TO BE HEARD

The Chair asked if any one wished to present issues not on the agenda. Mr. Tucker asked a question about the roads.

UNFINISHED BUSINESS

- a. Hearing on the Proposed Shared Driveway Ordinance. The Township sent letters out to all 135 residents with shared driveways introducing concerns about emergency services not being able to get to them in a timely manner and informing them that we are going to have a hearing to consider a proposed ordinance requiring signage for parcel and dwelling designation. There were no comments from the public. Supervisor Hallman

requested that the word "building" be changed to "residence" and that the word "reflective" be added. He also suggested that a communication be sent to all residents informing them of the requirements and showing them how they can be met.

Supervisor Holling made a motion that the ordinance be adopted with the two changes as noted. The Chair seconded the motion, which was approved unanimously.

- b. Update on Status of Paving Projects. Manager Wendelgass provided an update on the status of the 2016 road projects. The Board answered several questions from residents.
- c. Potential Changes to Bank Accounts. Supervisor Holling explained that staff would like to convert two accounts with DNB First from escrow to regular accounts which are much easier to manage. Supervisor Holling made a motion to approve the conversion. Chairman Bright seconded the motion, which was approved unanimously.
- d. Consideration of Estimates to Install Railing on Steps in Front Courtyard of the Township Facility. Manager Wendelgass explained that there were steps without a railing and that the Township had obtained a proposal from Anvil Welding and Fabrication LLC to construct and install the railing for \$1,150.00. Supervisor Holling made a motion to accept the proposal. Supervisor Hallman seconded the motion, which was approved unanimously.

NEW BUSINESS

- a. Approval of Bills. Supervisor Holling made a motion to approve the bills as submitted for payment. Chairman Bright seconded the motion. Supervisor Hallman stated that he was abstaining on check numbers 6107 and 6129. The motion was approved unanimously with that abstention noted.
- b. Treasurer's Report. Supervisor Humphreys presented the Treasurer's Report.
- c. Pipe and inlet work on Horseshoe Trail and Lower Pine Creek Road. Manager Wendelgass explained the project, which was being done to keep water from ponding on the road. Two quotes had been obtained for the work. Supervisor Hallman asked if the Township could either purchase the materials directly or take other steps so that it would not pay sales tax on the materials. Manager Wendelgass stated that staff would work to keep the Township from paying sales tax. The lowest bid was from D & L Construction LLC for \$7,979.75. Supervisor Holling made a motion to approve the work and award the work to the lowest bidder. Supervisor Humphreys second the motion, which was approved unanimously.
- d. Landis Subdivision Issues. David Malman, Esquire appeared for the applicant. The Applicant wanted to obtain direction from the Board on two issues before finalizing the documentation and the plan. The Applicant wishes to move the location of the public trail such that it becomes a perimeter trail. In addition, a concern was raised by the Planning Commission on whether the cul-de-sac on the property had been vacated by the Township. The Applicant offered to amend the plan to move the trail and to prepare the documentation so that the Township can vacate the cul-de-sac, which the Owner of Lot 1 will maintain and on which there will be an easement which will allow the Township to continue to use it. It will also be expanded so that it meets Township

specifications. Supervisor Holling made a motion to approve the relocation of the trail and to authorize the Township to work with the Applicant to go through the process to vacate the cul-de-sac. Chairman Bright seconded the motion. Supervisor Hallman expressed concerns over how the cul-de-sac would be used and whether future owners would be required to allow the public to use it. The motion was approved with Chairman Bright and Supervisors Holling and Humphreys in favor and with Supervisor Hallman voting against.

- e. Proposal to Amend Zoning Ordinance to Allow Decks in Common Areas Owned by Home Owners Association. Various representatives of the Twin Hills Homeowners Association (HOA) came before the Board to request that the Zoning Ordinance be amended to allow decks to be built which extend into the common open space. Manager Wendelgass informed the Board that the Planning Commission recommended against this because it believed that the better way was to have the HOA amend the plan for the subdivision and amend its by-laws to allow this practice. Residents from the subdivision spoke against this approach. The Board discussed the request and decided that it would move forward with the request if the proposed language was limited to townhouses and that the wording would also include a definition of townhouses. Since there were a number of residents there who were interested in an additional issue, the Board heard from residents who voiced their concern about traffic on Eagle Farms Road. The Board stated that it would be meeting with neighboring Townships on the issue and would have its Solicitor look at the legality of closing the road and that it would also collect data on the use of the road.
- f. Consideration of Snow Bid Advertising. Manager Wendelgass asked the Board for permission to go out to bid for snow removal for this coming winter season. Supervisor Holling made a motion to approve the request. It was seconded the Supervisor Hallman and unanimously approved.
- g. Consideration of Resolution 2016-06-01, Sterling Act. Supervisor Holling explained that the Sterling Act had changed how earned income taxes were divided between the home municipality and the municipality where the resident worked. Philadelphia is now allowed to retain all of the earned income tax. The resolution supports a change which would allow the municipality where a resident lives to retain up to one percent of the tax. Supervisor Holling moved to approve the resolution. It was seconded by Supervisor Hallman and unanimously approved.
- h. Work on the Piano. Supervisor Holling explained that the piano was recently tuned, but that additional work was needed. He had obtained a quote from Kazanjian Piano Service to repair the decal inside the piano, place the piano on the dolly, and do a complete regulation of the piano to, among other things, address sticking keys. That work should last for about 10 years. The quoted cost was \$800.00. Chairman Bright moved to accept the quote. It was seconded by Supervisor Holling and unanimously approved.

ANNOUNCEMENTS

The Chairman announced the next meetings of the Board of Supervisors are scheduled for Tuesday, July 5, 2016 and for Monday, July 18, 2016 at 7:30 p.m.

ADJOURNMENT

Supervisor Holling made a motion to adjourn the meeting. It was seconded by Supervisor Hallman. It was approved unanimously.

Meeting adjourned at 9:42 pm.

Jim Wendelgass
Township Manager and Acting Township Secretary