



West Pikeland Township  
 1645 Art School Road  
 Chester Springs, Pennsylvania  
 Board of Supervisors  
 September 19, 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	Jonathan Slaven, Township Secretary
Charlie Humphreys, Supervisor	
Pam Conti, Supervisor	

Dr. Bright called the meeting to order at 7:30 p.m. at the Township Building and led the Pledge of Allegiance.

**EXECUTIVE SESSION**

The Chair announced that an executive session was held on August 15th, 2016 to discuss personnel matters.

**APPROVAL OF THE AGENDA**

Dr. Bright opened the floor for any additions of changes to the agenda. None were heard and the agenda was accepted as submitted.

**APPROVAL OF THE MINUTES**

Dr. Bright opened the floor for any corrections to the Board of Supervisors minutes of August 15th, 2016. Hearing no requests for corrections, the minutes were approved as submitted.

**OATH OF OFFICE**

Elysia Simmons was sworn in as West Pikeland Township’s newest police officer.

**PERSONS WISHING TO BE HEARD**

- Al Switzer, 1256 Kimberton road. Claims neighbor does not have enough land to have a farm which it is currently running. Mr. Wendelgass informed Mr. Switzer that the neighbor has been issued a cease and desist order and the township solicitor is currently seeking injunctive relief to be compliant with the zoning ordinance.

- Mr. Switzer also informed the Board that the Township Building Inspector says a retaining wall behind his house was raised to 4.5 feet which he was informed required a permit. He claims he is well below impervious surface, but has not been given the okay to occupy. Mr. Switzer requested the Board provide him a temporary CO for this project. Mr. Holling moved to provide a temporary CO until 12/31/2016. Dr. Bright seconded the motion. All voted aye, with the exception of Mr. Hallman who abstained.
- Ted Roberts, Art School Road. Wanted to know if the Board would consider the benefits of creating a neighborhood watch program. Chief Clark agreed to look into the possibility.
- Judy Bilenas spoke about a local armory that was present in or around the Township when she first moved here. She proposed bringing back an armory and making weapons available to citizens. She would like the Township to arm its citizens and train them to protect themselves.

### **UNFINISHED BUSINESS**

- a. Zoning Ordinance Amendment. Dr. Bright closed the meeting and opened up a public hearing on the amendment at 7:49 p.m. Mr. Wendelgass gave a brief synopsis of the proposal to amend the zoning ordinance and acknowledged affidavits of advertisement. Josephine Lee, an attorney for the Twin Hills development was present. Ms. Lee thanked the Board for their consideration and urged the Board to enact the amendment. After fielding questions from various residents, Dr. Bright closed the public hearing at 7:57 p.m. and reopened the meeting. Mr. Holling moved to enact the ordinance amendment with “duplex and townhouse” replacing “abutting units” and Mr. Hallman seconded the motion. All voted Aye.
- b. Septage Management Discussion. Mr. Wendelgass informed of the process the Board has taken regarding the proposed Septage Management Ordinance leading up to now. Available to the public for review is a re-written version of a septage ordinance. The core of the ordinance is that there is a requirement that people have their systems inspected by a certified inspector and pumped out every three years. To the extent that the homeowner notifies the township they will not receive a notice from the township. The violating homeowner will have 45 days to provide proof of compliance. There is a section in the ordinance addressing maintenance for the systems and also the consequences when there is a failed system. The Township will engage in an educational program in order to inform residents how to properly maintain their systems, including sending information to new residents. The updated draft has been reviewed by the township solicitor and the county/state sewage enforcement officer and the Department of Health.  
The protocol for inspection requires certified Penn Sewage Management Association individuals using their 12 point guidelines. About half of the municipalities in Chester County are using the same guidelines.

A Fox Lane resident raised concerns about having uncertified inspectors perform the potentially required inspection. Mr. Holling informed the resident that the Chester County website does have a list of about 60 agencies who have pumping and hauling certifications. In regard to inspection and maintenance, the Township will send notice to remind non-compliant residents to have their system inspected.

- c. Consideration of facility lease agreement proposal. Mr. Holling opened the discussion by reading a letter from Frank Mercurio of Arts and Culture. Among other points, the letter described leasing the building to one sole tenant would be against the Township's original idea of diversity in culture for the theater. Mr. Holling suggested creating a 501c3 to decide what Township events take place in the theater space. Mr. Holling wants to be able to support the diversity of culture and stronger narrative about the process to achieve this. Mr. Hallman made a motion have a lease written for SALT and decide on whether or not to approve it at the meeting on October 17<sup>th</sup>, 2016 when the Board can consider this lease and any other proposals presented on that date. Lauren McComas from SALT inquired if she was to receive a definite answer on her lease agreement from the Board at the next meeting and the Board consensus was positive to that effect. Dr. Bright seconded the motion and all voted Aye.
- d. Palmer House Discussion. Mr. Wendelgass obtained two proposals for auctioning of the palmer house from Traiman and Max Spann. A resident inquired about why exactly the Township wants to sell, rather than incorporating the land into the park. Another resident expressed desire to have the Township keep the property and incorporate it for open space. The question was also raised about what will happen to the property if it doesn't sell. Mr. Humphreys also believes it would be short-sighted to sell the property without exhausting all of our options. Ms. Conti also considered the property's value as an asset. Mr. Holling suggests we look at current restrictions and resume the discussion at the next October meeting. Mr. Wendelgass noted that delaying this now will, most likely, delay the potential sale until next year (fall/spring).
- e. Rescheduling Conditional Use Hearing for Anselma Crossing. Mr. Wendelgass received a 60 day extension which began on September 6, 2016 and advised the Board to set a date between now and November 4, 2016. Mr. Holling made a motion to schedule the meeting for October 24, 2016. Dr. Bright seconded the motion and all voted, Aye.
- f. Consideration of Snow Bid. One snow bid was received from D&L Construction. Mr. Holling made a motion to accept the bid. Dr. Bright seconded the motion and all voted, Aye.

### **NEW BUSINESS**

- a. Wolfe bond presentation. Interest rates, post Brexit, have been pushed down and there is potential to refinance all of the 2013 debt issue. Would like authorization to proceed and be ready on October 17, 2016 to address the parameter's ordinance. Consensus with the Board was to move forward with the process.
- b. Approval of Bills. Mr. Holling moved to approve the Bills. All voted, Aye with Mr. Hallman abstaining from checks 6258 and 6286.
- c. Treasurer's Report. Mr. Humphrey's presented the monthly treasurer's report.

- d. Robert Clarke appointment to Park and Recreation. Mr. Holling moved to approve the appointment. Dr. Bright seconded the motion and all voted, Aye.
- e. Police MMO. Mr. Holling moved to approve the specified amount. Mr. Humphreys seconded the motion and all voted, Aye.
- f. Non-Uniformed Pension. Mr. Wendelgass presented options to use budgeted funds for non-uniformed pension plan. Mr. Holling proposed to review detailed recommendation for specific uses, noting changes to the non-uniformed manual, at the next Board of Supervisors meeting.
- g. Police Accolade. Mr. Holling presented a letter from Mark Weiss who wanted to acknowledge the efforts of the West Pikeland Township Police Department who responded to a fall Mr. Weiss took.
- h. Discussion on Digital Billboards. After providing testimony in a related case, Mr. Holling brought up the idea of having the Township's planning commission address current Township ordinances as they relate to digital billboards. Dr. Bright motioned to approve having the planning commission assess this issue. Mr. Holling seconded and all voted, Aye.
- i. Fall CCATO Attendees. All of the members of the West Pikeland Township Board of Supervisors and Township Manager will attend the November 10<sup>th</sup> CCATO meeting.
- j. Approval of Traffic Study. After some discussion. Ms. Conti suggested the back-up of a traffic study is needed for the residents of Twin Hills in order show what the data really is. Mr. Wendelgass recommends that many more than just the one proposed intersection would need to be studied in order to get solid data. Mr. Holling moved to approve the study, not to exceed \$4,000. Mr. Humphreys seconded the motion and all voted, Aye except Dr. Bright who voted nay.
- k. Approval of Advertising of Work Session for Budget. Mr. Holling moved to approve the advertising of a work session for Monday, October 3, 2016. Dr. Bright seconded the motion and all voted, Aye.

### **ANNOUNCEMENTS**

The Chairman announced the next meeting of the Board of Supervisors is scheduled for Monday, October 17<sup>th</sup>, 2016 at 7:30 p.m. There will be a discussion on understanding and analyzing political polls on September 25, 2016 at 4 p.m. in the Theater at Yellow Springs.

### **ADJOURNMENT**

Mr. Holling made a motion to adjourn the meeting. It was seconded by Dr. Bright and was approved unanimously.

Meeting adjourned at 10:20 p.m.

Jonathan Slaven,  
Assistant to the Manager and Township Secretary