

September 17, 2014

The Board of Supervisors held a regular meeting on Wednesday, September 17, 2014. Present: Messrs. Scottoline, Fenton, Solicitor Oeste, and Kathleen Howley. The minutes of the August 20, 2014 meeting were approved as submitted.

Manager Kathleen Howley reported the following:

1. The Zoning Hearing Board hearing for C. F. Investments is scheduled for September 25, 2014. Mr. Scottoline moved to register a neutral position with that Board instead of support because the applicant was not present to answer detailed questions regarding parking experience factors. Mr. Scottoline requested that the applicant provide specific data to the ZHB on and experience factors to demonstrate that the proposed dentist office will not overload the existing parking lot. There was no second and the motion failed. Mr. Fenton moved to support the application. There was no second and the motion failed. The results of the votes will be communicated to Mr. Werner, Solicitor to the Zoning Hearing Board.
2. A Zoning Hearing Board application has been submitted by Mr. & Mrs. Wilson regarding the building of a house and pool on a lot on Raintree Road. Several waivers were requested. Ms. Howley will confirm the scheduled date of this hearing.
3. The December meeting will change because of the holiday and personal schedules of board members. The December Supervisor's meeting will be held on Tuesday, December 9, 2014 at 7 p.m. This will be advertised.
4. The budget workshop will be held on Monday, October 20, 2014 at 8:30 a.m. This also will be advertised.
5. Mr. Oeste will advertise for bids on the proposed storage building for the maintenance garage. Bid opening will be held on October 15th.
6. Trustees Insurance Fund is updating their Trust documents and asked that all participating members, which Pennsbury is one, adopt a resolution acknowledging the proposed changes that will take place. Board members moved and passed unanimously the resolution. Trustees Insurance Fund provides health and dental insurance for employees at a reasonable rate. The township did receive a check in the amount of \$3005.32 from Trustees as a refund of health insurance 2013 as a result of the Affordable Care Act.

Road Department Report – Dave Allen – Road crew will finish road bank mowing in the next couple of weeks. They continue to trim tree limbs and are working on drainage issues along Fairville and Cossart Roads. Dave Allen will meet with Matt Houtman next week to go over road projects and update the road/culvert schedule.

Engineer Matt Houtman reported the following:

1. Have been in contact with Mr. Lyman regarding the cleaning out of the storm water basin on his property off Pocopson Road. Mr. Lyman has not gotten the work done despite repeated conversations with him. Solicitor Oeste will write him a letter regarding enforcement of the storm water ordinance if the work is not completed in 15 days.
2. Mr. Houtman is working on the response to DEP letter regarding the Pennsbury Mill dam. This should go out within the week.

3. A letter has been received from Mr. Hatfield representing Mr. Qualls granting an extension to October 24, 2014 for action on the land development plan submitted for Fairville Village. The Board moved and unanimously approved this extension.
4. Lot 17 Parker Preserve – Mikkelson. Mr. Houtman issued a letter dated September 12, 2014 addressing the Register letter regarding the open space calculations. Mr. Mikkelson has requested another extension for action on his subdivision plan in order to give him time to discuss this with his neighbors. The extension would run to the end of October. After some discussion the Board moved and unanimously approved this extension. This matter will be revisited at the Board's October 15, 2014 meeting.
5. Chester County Radio Project – Ms. Howley reported that the County has informed the township that it will enter an agreement with Crown Castle to locate on the cell tower on Baltimore Pike on the Becker property. The County will be submitting building permits to the township for work. It will be adding 12 feet to the tower as well as an antenna at the top. It would like to obtain all permits and approvals by November 30, 2014.

Code Enforcement Office Rusty Drumheller reported that he did issue an occupancy permit for the Ten Gallon Hat Winery. The Winery opened its doors to the public last Saturday.

Dennis Smith reported on the last two meetings of the Planning Commission. Members reviewed the land development plans for Fairville Village as well as the landscaping plans with Anne Walter, landscape architect. The plans were to be revised and submitted by September 15th for additional reviews. Ms. Howley confirmed that the revised plans have been received. Members also finished the review of Article 4 of the SALDO with Matt Houtman and will be starting the review of Article 5 in an additional meeting date scheduled for Sept. 25th. They will be reviewing the revised Fairville Village plans at their September 23rd meeting.

Members have concluded their discussion on accessory structures with the following recommendations to the supervisors:

- Sec. 162-2002.a.2.d – “sum” of each building will not change. However, “no larger than 40%” should be removed.
- Setback for lots 2 acres or larger should be 25 ft. Less than 2 acres stays at 10 ft.
- Stable stays in Section C.4 but a cross reference be added to 162-1916.B.2 which states the setback for stables to be 100 feet.

The Board acknowledged the attendance of a group of Garnet Valley students attending the meeting for their Civics class.

A bill list dated September 17, 2014 numbering 14978-15061 and State Fund #321 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 7:35 p.m.

Respectfully submitted:
Kathleen Howley, Manager