

West Vincent Township  
Board of Supervisors Meeting

April 18, 2016 7:00 PM

Attendance: Chairman John Jacobs, Vice Chairman David Brown, Michael Schneider, Township Solicitor John Walko, Esq., Hamburg, Rubin, Mullin, Maxwell and Lupin, Timothea Kirchner, Interim Township Manager and Township Secretary Tammy Swavely.

Mr. Jacobs called the meeting to order at 7:00 PM.

**Public Comment on non-Agenda items:**

Sara Shick, 1201 Davis Lane commented on the progress of hiring a new Township Manager.

Harriet Stone, 1645 Birchrun Road thanked the Board and the West Vincent Police Department for assisting with the frog migration on Hollow Road.

Bridgit and Glen Hill, 1692 Hollow Road came to the Board for guidance on how to move the process forward with selling their TDR's to the Township. Mr. Jacobs responded to them informing them that the Board has placed a moratorium on the open space funds. Mrs. Hill stated that their property is at the appraisal stage and it would not cost much to do that. Mr. Brown suggested that she wait until the Board lifts the moratorium because appraisals change quickly. Mrs. Hill wanted to know their options. Mr. Jacobs stated that the Board only has the ability to purchase TDR's. Mr. Brown will work to get an Open Space meeting set up to review the process and find out where the Hill property is on the list.

Ms. Shick commented on the sale of the sewer plants.

Frances Ellis, 2823 Flowing Springs Road commented on Aqua PA.

Brian Curry, 512 Black Horse Road commented on the work being done on Windgate Drive and Westover Lane.

Chip Farnham, 988 St. Matthews Road commented on ReadyChesco.org.

**Approval of Minutes:**

The minutes of **April 4, 2016** were unanimously approved on a motion by Mr. Schneider and a second by Mr. Brown.

**Reports:**

Township Manager Report: Ms. Kirchner reported on the Public Works Department work for the time period through April 15, 2016. This included cleaning up debris from a windstorm and

other road repairs. They also assisted the contractor during the street sweeping. She stated that the Park and Recreation Commission toured the new Township Park along French Creek stating that it was a beautiful example of open space and had many walking and horse trails on it. Ms. Kirchner also informed the audience that there is an RFP out for French Creek Road for a topographical study of the area. Marita Kelley, Deputy Director of the Governor's Center for Local Government Services, a department of DCED will be working with the Township on the format for the WVT budget to assist with making it in a more understandable format and in keeping with best practices for municipal budgets.

Police Report: The Police Report for the month of March 2016 was presented by Chief Michael Swinger and was acknowledged as received.

Active Subdivision List: There are no pending deadlines.

Bills List: Mr. Brown made the motion to approve the Bills List dated 4/4/16 in the total amount of \$129,959.39. Mr. Schneider seconded the motion. An invoice for RJL Landscaping was questioned since it was for the repair of a broken spray head. Currently no one is mowing Weatherstone, so it may be for Stonecroft. Ms. Kirchner will determine if it was a typographical error before the bill is paid. The Board answered some questions and the motion carried unanimously.

### **Subdivision/Land Development:**

Weatherstone/Hankin: An Escrow Release Request was submitted by West Vincent Associates. A recommendation has been received from Carroll Engineering to release the remaining funds in the escrow account for Phase III. Mr. Schneider made the motion that the escrow release be approved in the total amount of \$220,996.34. Mr. Brown seconded the motion. Mr. Jacobs thanked Mr. Fisher, with the Hankin Group for being gracious at the last Board meeting and giving the Board two more weeks. Ms. Kirchner also thanked Mr. Fisher and Mr. Malloy, attorney for the Hankin Group for coming to the Staff Meeting to discuss the berm on Westover Lane. Suzanne Nastase 120 Windgate Drive asked if she was able to disclose the agreement. Ms. Kirchner stated that after a discussion with all parties, the Hankin Group agreed to plant 200 saplings along Westover Lane. This is only if the homeowners permit it since West Vincent Associates does not own the land anymore. Rodney Plourde, 405 Fairmont Drive stated that he does not want saplings planted along his property. Mr. Brown stated that this is an agreement with the Hankin Group and the Concerned Citizens, the Township does not have anything to do with it anymore. The choice is the homeowners to have the trees or not. There was no further comment and the motion carried unanimously.

### **Old Business:**

Zoning Ordinance Changes: Mr. Walko gave a summary of the proposed changes to the Zoning Ordinance. All changes have been recommended to the Board by the Planning Commission, the

Sustainability Committee, and the Park and Recreation Commission. The three major changes are the definitions to recreation which gives the Township more control over what types are allowed in what areas. The Sustainability Plan and Phoenixville Regional Comprehensive Plan are now incorporated. There are changes to the Bed and Breakfast sections to permit uses for example like Air BnB. Previously these were permitted by Special Exceptions or Conditional Uses. They are broke down into two categories, Host and Non-Host Rentals. There is a wording change in Section 2209 to all districts. Mr. Schneider made the motion to that the Zoning Ordinance changes be authorized for advertisement for a hearing on May 2, 2016. Mr. Brown seconded the motion. Mr. Walko stated that the motion to advertise is moving this forward and establishing the authority to proceed. This will go to the County Planning Commission and the Phoenixville Regional Planning Commission for review. This will take 30 days. Kip Archinal, 919 Fellowship Road stated that the Sustainability Committee and the Planning Commission also approved changes to the SALDO. The Board determined that all of these changes can be done together. Mr. Schneider withdrew his motion. Mr. Schneider made the motion to that the Zoning Ordinance changes and the SALDO changes be authorized for advertisement. Mr. Brown seconded the motion which carried unanimously.

Floodplain Ordinance: This was discussed at the last Board meeting and was tabled. This is a mandated change and the Township must adopt an ordinance to be in compliance. Mr. Schneider made the motion that the Township approve the proposal to update the Flood Plain Ordinance from Cedarville Engineering in the total amount not to exceed \$2,971.00. Mr. Brown seconded the motion which carried unanimously.

Trash Task Force Report: The Township appointed 13 residents to consider different aspects of trash hauling in the Township. They did much research and wrote a report. Mr. Farnham reported on many aspects that were found during their research. He thanked all of the members on the task force and also the residents who came out to each of their meetings. After the report was submitted last year the Board asked the task force to come up with the framework for an RFP for a Preferred Hauler since that was their recommendation. Many questions were asked and answered from the audience. Mr. Farnham stated that this is as far as the task force can go and it now needs expertise help from the solicitor to find out the legalities of this proposal. This report is posted on the Township website for residents to view. The Board thanked the task force for all their hard work and this will be placed on the next agenda for the Board to consider.

### **New Business:**

Benner Farmhouse: The farmhouse within the Eagle Farms Subdivision was protected with a Façade Easement. It has been sold and the owner would like to rehab it. In order to do this, he is to meet with the Board before doing work. Scott Risbon and Dennis Chalfont came to the Board with architectural drawings and photos. Mr. Risbon stated that he met with the Historical Committee last week and took them a tour of the property. The Historical Committee wrote a report and this was reviewed with Mr. Risbon and the Board. Mr. Risbon stated that he will agree to all of the suggestions with a few exceptions he would like to discuss with the Board. He is

concerned with the installation of wooden windows because the cost is so high. He also would like to point the stone instead of stucco. He has determined that it is the kind of stone that can be pointed. He is not required to restore the surrounding buildings but plans to landscape most of them. He would prefer not to do the shed since it is in poor shape. He can save some wood and make an historical marker from it. The Board would like to take a tour of the site before making a decision. Suzanne Roth stated that she would like the EAC to be involved. Bob Wise, 1480 Hilltop Road stated that it is not what the Historic Committee likes or not, but that in the Façade Easement it calls for the U.S. Secretary of the Interior Standards for Rehabilitation. Jim Helm, 2653 Veronica Drive asked the Board to consider the farm setting when approving any rehabilitation on the property. Tommie Dulchinos, 1415 Hollow Road stated that the Township should have a Historic Commission. The Board will visit the property and decide after that.

Maintenance on Athletic Fields: Ms. Kirchner informed the Board that there was considerable discussion at the Park and Recreation Commission at their last meeting on the maintenance of the ball fields in the park. The Board has the company's full proposal in front of them along with choices of different services. The Park and Recreation Commission agreed to have the fields fertilized four times a year and core aerated twice a year. They did not approve the slit seed this year. Dr. Dyer, Park and Recreation Chairman spoke for the Commission saying that the discussion was on what they felt needed to be done. Several members felt like seeding was not necessary even though when included in the entire proposal, it is less expensive to have done. After some discussion with the audience and clarification of the proposal numbers, the Board determined to respect the decision of the Park and Recreation Commission's recommendations. Mr. Jacobs stated that a program needs to be built going forward. The cost is up for aerating from \$900 to \$1200. The company will be asked for the reason. Mr. Schneider made the motion to approve the field maintenance be performed on the Township soccer and baseball fields per the Park and Recreation Commission recommendation to contract with Windview Athletic Fields to core and aerate the fields and fertilize not to exceed \$4,200. Mr. Brown seconded the motion which carried unanimously.

Buttonwood Lane Bridge: Ms. Kirchner stated that the Township was approached by a sewage company for a permit to cross over the Buttonwood Lane Bridge. In order to approve the permit, an assessment needs to be performed. The bridge is in questionable shape with the limit set at ten tons. Mr. Schneider made the motion to approve the proposal to assess the structural condition of the Buttonwood Bridge from Cedarville Engineering in the total amount not to exceed \$4,340.00. Mr. Brown seconded the motion. Maria Jacobs, 2351 Beaver Hill Road stated that the Township did work on this bridge in 2012. She was informed that a bridge assessment should be done every year. It has not been done since the construction in 2012. There was no further public comment and the motion carried unanimously.

Meeting adjourned 9:25 PM.

Respectfully Submitted,  
Tammy Swavely, Township Secretary