

**West Vincent Township
Board of Supervisors Meeting**

May 20, 2019 7:00 PM

Attendance: Chairman, John Jacobs; Vice Chairman, Mike Schneider; Member Bernie Couris; Joe McGrory, Township Solicitor, Erica Batdorf, Township Manager; Kathryn Shillenn, Township Secretary

Chairman Jacobs called the meeting to order at 7:00 p.m.

MOTION by Mr. Schneider to approve the minutes of May 6, 2019; second by Mr. Couris. There being no comments or questions on the minutes, *Motion carries unanimously.*

Conditional Use Hearing:

1475 Hollow Road, Ted Vanderlaan - Mr. McGrory opened the Conditional Use Hearing for 1475 Hollow Road and introduced the exhibits. This is a request to use his property at 1475 Hollow Road for a short-term rental, an Air B&B. Mr. Vanderlaan presented his request to the Board.

Sara Shick, 1201 Davis Lane feels that this would be an excellent use of this property.

Mr. McGrory adjourned the hearing at 7:09 p.m. and moved into the public portion of the agenda.

MOTION to approve the Conditional Use for 1475 Hollow Road with the condition that what is represented is consistent with the testimony; second by Mr. Couris. *Motion carries unanimously.*

REPORTS: Sergeant Russell presented the report, which was acknowledged as received.

Bills List:

MOTION by Mr. Schneider to approve the Bills List, dated May 20, 2019, in the amount of \$111,493.48; second by Mr. Couris.

Brian Curry, 512 Blackhorse Road questioned the charge for Senn Trucking and water used for street sweeping. Mr. Curry also asked if it was correct that the township doesn't have any 2012 bonds left.

There being no further comments or questions, *Motion carries unanimously.*

Announcements: Ms. Batdorf wanted to follow-up on 1009 Jaine Lane, Tim Kanavy and his desire to have his engineering bills reviewed for the subdivision. It was for a reverse subdivision review. Even for a minor subdivision of changing a lot line, it does require review by the township engineer and zoning officer. Ms. Batdorf stated that once the comprehensive plan is complete, there are things that can be done to streamline this ordinance.

Sara Shick, 1201 Davis Lane commented that it is being suggested that this is an interpretation of code enforcement; she doesn't understand why a lot line change would require a subdivision review. Was it indeed a total of 11 hours for zoning review and 6 or 7 hours in engineering?

Correspondence:

Letter from Chester County Historic Preservation Network - Ms. Batdorf reported that Isabelle Travaglini has been chosen to receive a special award from the Chester County Historic Preservation Network at their Annual Volunteer Recognition Dinner on June 19, 2019. They will honor her efforts on her research on the history of West Vincent Township.

Sara Shick, 1201 Davis Lane shared the brochure of the Chester County Historic Preservation Network and the Town Tours and Village Walks brochure.

Presentation: None

Subdivision/Land Development:

Sixteen Years, LLC Resolution of Approval - MOTION by Mr. Schneider to approve Resolution No. 14-2019, Preliminary/Final Subdivision Plan Approval for Sixteen Years, LLC; second by Mr. Couris.

Mr. Kulakowsky stated that the waivers were all approved by the Planning Commission.

Brian Curry, 512 Blackhorse Road stated that when he went to the Planning Commission meeting there was a small 2 acre cut out that will be owned by Bob Coughatta so that he can get the Act 319 tax advantages. Does the conservation easement still apply to that piece?

Dave Beideman, Engineer for Sixteen Years, LLC stated that the entire property is under a conservation easement. The process that was discussed with French & Pickering Trust was that Bob Coughatta's 9 acres would be incorporated into the current conservation easement by an amendment of that easement. At that time, subdivision would occur; when that subdivision is approved then French & Pickering would amend the conservation easement and that one acre would be added to Mr. Coughatta's 9 acres.

Mr. Schneider asked if it was typical to give these waivers to anyone that comes before the board.

Mr. Kulakowsky stated that the way the subdivision ordinance is written, the ordinance requires plans. This is common when there is no construction proposed.

There being no comments or questions, *Motion carries unanimously.*

Old Business: None

New Business:

Recommendation of Bid Award - Chip Seal of Township Roads - MOTION by Mr. Schneider to approve Martin Paving, Inc. as the lowest responsible bidder for Chip Seal of Township roads for the total bid price of \$100,910.93; second by Mr. Couris.

Ms. Batdorf stated that the price is in line with last year's price. Mr. Kulakowsky stated last year was about \$93,000.00 and no base repair. This year base repair was added. Springlea Lane, Bartlett Lane, Nantmeal Road, Hilltop Road, Cooks Glen Road, Marigold Court and St. Andrews Lane are scheduled for repair this year. St. Andrews Lane, Cooks Glen Road and Bartlett Lane

are scheduled for base repair also. Ms. Batdorf also noted that residents from Marigold Court were not in favor of their road being chip sealed. She may try to convey to the residents the benefits of sealing the road. Mr. Kulakowsky stated that a couple of adjustments were made this year to the bid. Using a metal roller, in addition to a rubber roller was added to make chip seal imbedded deeper, this is per PennDOT standards.

Brian Curry, 512 Blackhorse Road asked about the aprons on Blackhorse Road which are breaking up. Are we going to wait until they break apart before this gets corrected?

There being no further comments or questions, *Motion carries unanimously.*

Mr. Kulakowsky also noted that the Paving Bid went live today on PennBid. There will be a pre-bid meeting next week; the bid opening will be June 10th.

Jim Bergey, 1433 Birchrun Road asked if the base was specified in places where there are water problems, for example, the corner of Horseshoe and Birchrun. Could you review the roads that will be paved this year?

Mr. Kulakowsky stated that the roads being paved this year are Art School Road to the Stone Arch Bridge, all of South Beaver Hill Road, French Creek Road from Pughtown Road to Hoffecker Road, Art School Road from the county bridge to the municipal line and a piece of Dewees Lane.

Jaine Lane Update - Mr. Kulakowsky reviewed the update on Jaine Lane. Phase I of the project will be at the top of the hill, which is a stone road and is in pretty good shape. One of the issues is all the water coming down the hill. A requirement of PennDOT to use liquid fuels monies is that the road must be 16 ft. wide. Two options are to keep the road 16'-18' wide, like it is now, or make the road 18' to 20' wide. There are two telephone poles that are in the right of way and a large tree right inside a stone wall. A letter from the Board would most likely be the best way to reach out to the utility companies regarding moving poles. A lengthy discussion followed.

Sara Shick, 1201 Davis Lane asked Mr. Kulakowsky if he has any assessment of an additional increased flow of water that will come down that long parcel towards Birchrun Road. That's part of the reason Davis Lane has flooding.

Brian Curry, 512 Blackhorse Road stated that he understands what Mr. Kulakowsky is trying to do. Reestablish flow to the culverts and then put in a process to establish the sheet flow as opposed to a point discharge.

Mr. Kulakowsky stated that he needs direction on road width and the direction on the pinch point. There was consensus by the Board that it should be a 16 ft. road width and the utility companies should be contacted to move the poles.

Margaret Arsenich, 1235 Jaine Lane commented that she lives right at the corner where the drainage problem is. She is not an advocate of paving the road. Was there an official study done in order to try to save the gravel road? There hasn't been a whole lot of resident input; there hadn't been an issue for 20 plus years. A lot of people felt that there should have been a proactive mesh or something to keep the gravel from entering culverts. Mr. Kulakowsky stated that they could evaluate that with the Road Master.

Brian Curry, 512 Blackhorse Road commented that in the upper section there is uncontrolled stormwater discharge and a heavy flow of water carrying everything downhill. Would it be possible to improve the stormwater management in upper elevations without paving the road? Is there any way to keep the gravel?

Jim Bergey, 1433 Birchrun Road stated that the first 8-10 years were pretty good, it was just packed clay. When the road was improved by putting stone and gravel down, that's when it started to get worse. All the efforts over the last 10 years have made this problem worse. Mr. Kulakowsky said that he would reach out to the Dirt and Gravel Program to see if there is any technology for this problem.

Public Comment on Non-Agenda Items

Harriet Stone, Birchrun Road stated that people will be working at the polls here tomorrow. We will need volunteers to help get the furniture moved this evening.

Sara Shick, 1201 Davis Lane looked at the road bids and it was too hard to find out what roads were being paved. Could a list of what roads are included on the bids be put online? Also she has a stack of pamphlets showing 30 years of Conserving Land by Chester County. It documents how conserving land saves money.

Brian Curry, 512 Blackhorse Road stated that he checked PennBid for Chip Seal and it has a map in the bid. Pulling out the map and posting it would solve the problem.

Ted Bollinger stated that he made a posting on West Vincent Voices that contains links to the candidate's websites for all three candidates.

There being no further discussion, the **MOTION** to adjourn was brought forward by Mr. Schneider; second by Mr. Couris. *Motion carries unanimously.*

Meeting adjourned at 8:13 PM

Respectfully Submitted,

Kathryn Shillenn
Township Secretary