

West Vincent Township  
Board of Supervisors Meeting

June 5, 2017 7:00 PM

Attendance: Chairman John Jacobs, Vice Chairman David Brown, Michael Schneider, Township Manager Erica Batdorf and Township Secretary Tammy Swavely.

Chairman John Jacobs called the meeting to order at 7:04 PM.

Mr. Jacobs announced an Executive Session immediately prior to this meeting to discuss personnel.

**Approval of Minutes:**

Mr. Schneider made the motion to approve the May 15, 2017 minutes as submitted. Mr. Brown seconded the motion which carried unanimously.

**Reports:**

Township Manager Report: Ms. Batdorf gave her report for the time period dated June 5, 2017 which was acknowledged as received. Sara Shick, 1201 Davis Lane asked if the Buttonwood Bridge would have to be repaired or replaced and Ms. Batdorf informed her replaced. Suzanne Roth, 1360 School House Lane asked about the condition of the intersection of Flowing Springs Road and Hollow Road. Mr. Jacobs informed her that it was a state road and Penn DOT would be responsible for those repairs. Ms. Batdorf will contact Penn DOT.

Bills List: Mr. Schneider made the motion that the Bills List dated 5/15/2017 in the total amount of \$139,486.16 be approved as submitted. Mr. Brown seconded the motion. There was no public comment and the motion carried unanimously.

**Correspondence:**

Ms. Batdorf shared that the Chester County Planning Commission is seeking public input on the updating of their comprehensive plan. There is a survey and cards with the information are available.

West Vincent Township is participating in On Your Park, Get Set Go! which is a way to engage residents with their parks and win cash for them. West Vincent is one of twelve Townships and Ms. Batdorf shared that it is necessary to register with the Pottstown Health and Wellness Foundation via their website and then tickets will be sent to your mailing address. Then you vote for the Township Park in July. A voting box will be placed next to the gazebo.

**Subdivision/Land Development:**

Eagle Farms/Sunderland Avenue: An extension request was submitted by Alyson Zarro for the Sunderland Avenue Plan in Eagle Farms. Mr. Schneider made the motion to grant the Extension for the Sunderland Avenue Plan until September 12, 2017. Mr. Brown seconded the motion. There was no public comment and the motion carried unanimously.

**Old Business:**

Open Space Appointment: Mr. Schneider made the motion to appoint Jeffery Goldberg to the Open Space Review Board for a five-year term ending December 31, 2021. Mr. Brown seconded the motion. There was no public comment and the motion carried unanimously.

Sewer Plant Surveys: Mr. Schneider made the motion to approve the proposal from Cedarville Engineering to do surveys for the sewer easements on the two Weatherstone parcels and the St. Stephens Greene parcel in the total amount of \$19,620.00. George Dulchinos, 1415 Hollow Road asked if this was the land or cataloguing of the pipes and he was informed it is a survey of the easements necessary if a sale of the sewer plants would go through. There were no other comments and the motion carried unanimously.

**New Business:**

French Creek Road Culvert Bid: Mr. Schneider made the motion that the Board authorize the advertisement of the bid for the French Creek Road Culvert Replacement. Mr. Brown seconded the motion. Ms. Batdorf stated that this should be ready this week. Brian Curry, 512 Black Horse Road asked if this was to repair or to replace and he was informed replace. There were no further comments and the motion carried unanimously.

Fellowship Trail Bid: Mr. Schneider made the motion that the Board authorize the advertisement of the bid for the Fellowship Trail Phase I. There was no public comment and the motion carried unanimously.

Open Space Yearly Report: The Open Space Advisory Board submitted their 2016 Yearly Report which Mr. Brown read. This will be placed on the website. Mr. Curry asked if this is the only remaining report to be filed from the various committees. Ms. Batdorf informed him that it was not. Maria Jacobs, 2351 Beaver Hill Road asked why the committee did not meet for several years. Mr. Brown stated that he did not know why, but it was wrongly staffed and it was necessary to redo in 2016.

Survey on Horseshoe Trail: Mr. Schneider made the motion to approve the proposal from Cedarville Engineering to survey the Horseshoe Trail Right of Way in the total amount of \$13,525.00. Mr. Schneider stated that in considering this proposal, is it necessary to survey the whole Horseshoe Trail paving area or just the portion of the road that a resident is requesting the right-of-way. Ms. Batdorf stated that Horseshoe Trail is in bad shape and it needs to be widened

as much as possible. There are many features in the right-of-way and there is not sufficient evidence of a right-of-way. This is trying to maintain the roadway just a few inches more and a stone base for drainage. There was some discussion on utility easements versus road right-of-way. Mr. Jacobs stated that there is no documentation in the files to determine this area right-of-way so a survey needs to be done. Ms. Batdorf stated that she discussed this change with the Township Engineer and he informed her that the cost would be in the range of \$4,000-\$5,000 to do this segment of road. Mr. Schneider rescinded his motion. Mr. Schneider made the motion to approve the proposal from Cedarville Engineering to survey the Horseshoe Trail Right-of-Way not to exceed \$5,000. Mr. Brown seconded the motion which carried unanimously.

Bartlett Lane Bog Turtle Survey: Mr. Brown made the motion to approve the proposal from Cedarville Engineering to prepare a Bog Turtle avoidance and minimization request package and submit to the United States Fish and Wildlife Service in the total amount of \$4,250.00. Mr. Schneider seconded the motion. Ms. Batdorf stated that a variety of projects were applied for under a grant by the Chester County Conservation District Dirt and Gravel Road Program. During the required Phase I study for the pipe replacement, there was a possible hit of bog turtles. The Township Engineer went to USFW and asked for guidance so the Township did not have to wait so long. They have agreed to a modified approach which seemed to be a better fit for this project. After a discussion Mr. Jacobs called for a vote which was unanimous.

Ag Security Review: Mr. Schneider made the motion to authorize the advertisement of the seven year review process for the Ag Security Area pursuant to the Pennsylvania Agricultural Area Security Law, Act 43 of 1981 as amended. Mr. Curry asked how many people are in the Ag Security Area at this time. Ms. Batdorf did not know, but there are approximately 2,000 acres.

Township Park Purchase from Natural Lands Trust: Ms. Batdorf shared that the last few months the Natural Lands Trust has been working diligently to purchase Bryn Coed Farms. This has been a tremendous effort and part of that effort includes the Township acquiring 72 acres. Working through the concept of preservation of open space as the main driver, the NLT has obtained grants, donors and Township Open Space funds. In trying to come to an agreement with the NLT the Township has short term amenities to take care of. There are farm buildings on the properties and since part of the funding for the purchase is for a parks and recreation facility, buildings are not permitted. The Township will be using approximately \$1.5 million Open Space Tax reserves and also a DCNR grant that is just under \$1 million. Chris Peeples, 1631 Kimberton Road discussed the tearing down of the barns stating that the only thing that it would need would be a new roof. He feels that the Township is spending money for new residents and does not consider the people who have lived here for many years. He would like to purchase the barn and 10 acres that surrounds it for a riding stable. Mr. Schneider stated that would be considered a commercial use in a residential neighborhood but if he would like to purchase it, he should talk to NLT. The NLT does permit horses on their trails. Mr. Jacobs stated that the 72 acres is a small portion of this project which is surrounded by 450 acres of environmentally sensitive land the NLT will own and protect and that the Township is helping preserve 1500 acres. That is the prize and the NLT would

lose the DCNR grant if the barn and outbuildings were left. The Board did consider leaving the front portion of the building but it did not make any sense. The office will be staying since it has a bathroom and future storage. The land will be kept as open space until such day that the Township would need something else like a ballfield. After some more discussion it was determined that Ms. Batdorf will get summarize facts together that can be put on the website.

Zoning Hearing Board Alternate: The Township has a vacancy for a Zoning Hearing Board Alternate. This person would fill in when and if one of the current members cannot attend a hearing or has a conflict of interest. This will be placed on the website to seek applicants.

**Public Comment:**

Ms. Roth asked if the Bed and Breakfasts in the Township must have an owner on the property. Mr. Brown stated that each should be registered with the Township but each may be run slightly different. Ms. Batdorf informed her to contact her about the specific property after the meeting so she could assist her. Mr. Jacobs stated that about a year ago the Zoning Ordinance was changed to accommodate this type of business. Any zoning questions should be directed to the Zoning Officer.

Meeting adjourned 8:35 PM.

Respectfully Submitted,

Tammy Swavely  
Township Secretary