

West Vincent Township  
Board of Supervisors Meeting

February 5, 2018

7:00 PM

Attendance: Chairman John Jacobs, Vice Chairman, Michael Schneider, Member, Bernie Couris, Township Solicitor Joseph McGrory, Hamburg, Rubin, Mullin, Maxwell and Lupin, Township Engineer Bryan Kulakowsky, and Township Manager Erica Batdorf.

Chairman John Jacobs called the meeting to order at 7:09 PM.

Mr. Jacobs announced an Executive Session held on February 5, 2018 at 6:30 p.m. to discuss real estate including Bryn Coed and the Township sewer system sale.

**Approval of Minutes:**

Mr. Schneider made the motion to approve the January 15, 2018 minutes as submitted. Mr. Couris seconded the motion. The Board answered a few questions from the audience and the motion carried unanimously.

Mr. Schneider made a motion to approve the January 16, 2018 minutes as submitted. Mr. Couris seconded the motion. The motion carried unanimously.

**Reports:**

Township Manager Report: Ms. Batdorf gave her Manager's Report for February 2018. Ms. Batdorf answered a few questions from the public and the report was then acknowledged as received.

Bills List: Mr. Schneider made a motion, seconded by Mr. Couris to approve the Bills List in the total amount of \$153,533.56. The Board answered a few questions from the public.

Maria Jacobs, 2351 Beaver Hill Road, indicated that she believes there may be a duplication on the bills list for Swank Motion Pictures as there are two charges listed in the amount of \$233.00. Ms. Batdorf will review these bills further.

The first motion was tabled. Mr. Schneider made a motion to approve the Bills List in the total amount of \$153,533.56 allowing for the possible voiding of the Swank Motion Pictures invoice in the amount of \$233.00. Mr. Couris seconded the motion which carried unanimously.

**Correspondence:**

John Eldridge, 1634 Hilltop Road, submitted a letter of resignation from his position as Alternate on the Zoning Hearing Board. Mr. Eldridge will assume his new elected position as Auditor of the Township. The Board thanked Mr. Eldridge for his service on the Zoning Hearing Board.

**Subdivision/Land Development:**

Toll/Ewing: Mr. Schneider made the motion to approve the Final Surety Reduction Request No. 3 for the Ewing Tract Phase 2 – Carriage Homes South Sanitary Sewer in the amount of \$61,398.76. Mr. Couris seconded the motion. Mr. Kulakowsky provided an overview of the intermunicipal agreement between West Vincent Township and Upper Uwchlan Township with regard to the sanitary sewer system. Ms. Jean White, 2939 Horseshoe Trail, asked why West Vincent Township became the recipient of the sewage from Upper Uwchlan Township. Mr. Kulakowsky explained that Upper Uwchlan Township Sewer Authority oversees the system, sewage is fully treated in this Township, and disposal areas for the effluent are located in West Vincent Township. These agreements were approved when the development first started. The vote carried unanimously.

VGK – 1 Trust: Mr. Schneider made a motion to approve Resolution 9-2018 for Preliminary/Final Subdivision Approval for Tax Parcels 25-3-69, 25-3-69.1 into seven lots. Mr. Couris seconded the motion. Mr. Vince Kling, representing VGK – 1 Trust commented that he is in agreement with the conditions of the approval and will work with Mr. Kulakowsky with regard to next steps. The motion carried unanimously.

Bryn Coed Farms Subdivision 4: Mr. Schneider made a motion to approve Resolution 10-2018 Acceptance of Deeds of Dedication of Ultimate Right of Ways to Legal Rights of Ways. The motion was seconded by Mr. Couris. Mr. Kulakowsky indicated that Subdivision 4 plans have been recorded and the right of ways are to be dedicated at this time. Ms. Batdorf indicated that the roads include St. Matthews Road, Beaver Hill Road, Flowing Springs Road and Schoolhouse Road. Mr. Kulakowsky further commented that the Township can be offered ultimate right of way on state roads outside of the state right of way frontage. Additional right of way can help advance certain projects such as road work and trail connections. The motion carried unanimously.

**Old Business:**

Open Space Advisory Board Appointment: Mr. Couris made a motion to appoint Sara Shick to the Open Space Advisory Board for a five year term. Mr. Schneider seconded the motion. Mr. Jacobs expressed some concern with regard to Open Space Advisory Board ordinance term lengths. The ordinance establishes that the Open Space Advisory Board shall consist of five members, one of which is a member of the Environmental Advisory Council and one of which is a member of the Planning Commission. This appointed individual may serve a five year term, and continue to fulfill the duration of that term even when their term on the Environmental Advisory Council or Planning Commission has expired. Mr. Schneider commented that the terms will not line up, and the

appointed member may not be a member of the committee they were representing for a long period of time. Mr. Jacobs requested that Ms. Batdorf examine the committee ordinances to review the requirements for the composition and terms and provide additional guidance to the Board of Supervisors at the next meeting. The Board tabled the motion.

### **New Business:**

Chester County Vision Partnership Grant Program: Ms. Batdorf reported that there is an open grant round for the Chester County Vision Partnership Grant Program which provides funds for planning assistance to municipalities. The Township had applied for funds last fall for a study of the Township's ordinances as they related to trees and timber harvesting. The County chose not to fund the application in the fall. Ms. Batdorf commented that the Township could approach the County to review ordinances as it relates to cultural and historic resources as there has been more focus and discussion regarding this ordinances among committees and staff. Ms. Shick, 1201 Davis Lane, commented that the Township is also working with Natural Lands in reviewing ordinances. Ms. Batdorf explained that this work is related to water quality and some review of the Township's tree ordinances may be included as part of that effort. Ms. Batdorf will meet with the County to discuss opportunities.

### Public Comment on Non – Agenda Items:

John Eldridge, 1634 Hilltop Road, commented that he has not seen the December financial statements. Ms. Batdorf responded that the Township is working on this statement and it will be posted for review shortly.

Sara Shick, 1201 Davis Lane, commented with regard to the Bryn Coed subdivision and asked why a lot line changed as part of their third subdivision plan. Ms. Shick asked when it was appropriate for the Planning Commission to review changes that are made to a plan after the Commission has recommended approval. Mr. McGrory responded that the review of the Commission really depends on the magnitude of the change. Communication among the various groups is always important.

Sara Shick, 1201 Davis Lane, commented on the zoning permit application of Natural Lands for the demolition of a historic barn located at 1535 St. Matthews Road. Harriet Stone, 1645 Birchrun Road, commented that the Environmental Advisory Council will be reviewing this permit in accordance with the procedure as outlined in the Zoning Ordinance at their next meeting.

Suzanne Bender, 1543 St. Matthews Road, commented that she and Natural Lands attempted to negotiate an agreement to purchase the land where the barn is located on several occasions. Ms. Bender further commented on the merits of preserving the barn.

Ms. Stone further indicated that the Historic Resources Subcommittee prepared a report on the barn and will forward this report to the Board of Supervisors for review.

Jim Helm, 2563 Veronica Drive, commented that the Zoning Ordinance should be reviewed closely as this zoning permit is processed. Mr. Helm commented that financial hardship is not listed as part of the criteria the application should be reviewed against by the Environmental Advisory Council.

Jean White, 2939 Horseshoe Trail, commented that these historic structures are what make West Vincent the character of the Township that it is, and the history is important.

Meeting adjourned 8:25 p.m.

Respectfully Submitted,

Erica L. Batdorf  
Township Manager