

**WEST VINCENT TOWNSHIP
BOARD OF SUPERVISORS
MINUTES – DECEMBER 26, 2001**

The regular meeting of the West Vincent Township Board of Supervisors was held on the above date at the Township Building. Chairman Kenneth Miller called the meeting to order at 7:30 p.m.; others in attendance were Supervisors Karl Brachwitz and Zoë Perkins, Township Manager Allen Heist, and Township Solicitor Allan Greenwood

Bid Opening:

As advertised for this date, shown by proof of publication from the Daily Local News, sealed bids were received and opened for ***Flowing Springs Road Bridge*** – Abutment Repairs; Streambed Restoration; Structural Steel Painting; and Guiderail Replacement – as follows:

	A. J. Jurich, Inc.	Pikeland Construction, Inc.*	Column Construction, Inc.
Abutment & Streambed	\$ 76,800.00	\$ 93,312.00	\$136,000.00
Structural Steel Painting	\$ 7,310.80	\$ 2,088.00	\$ 2,088.00
Guiderail Replacement	\$ 14,080.00	\$ 9,600.00	\$ 5,888.00
	\$ 98,190.80	\$105,000.00	\$143,976.80

*Exclusions noted on bid sheet

Bids will be reviewed by the Township Manager and Bridge Engineer Klein and Hoffman, Inc. for completeness; award is anticipated to be Monday, January 14, 2002 at 7:30 p.m. to the lowest qualified responsible bidder.

Public Hearing:

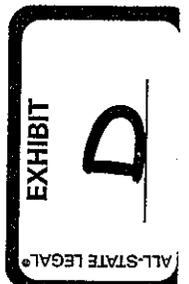
A public hearing regarding an ordinance that would ***amend the West Vincent Township Subdivision and Land Development Ordinance*** and regarding an ordinance that would ***amend the West Vincent Township Zoning Ordinance*** was called to order at 7:35 p.m. The hearing had been duly advertised as shown by the proof of publication. Immediately following the public hearing the Board of Supervisors planned to reconvene the regular meeting and vote on the adoptions of the amendatory ordinances. Since there was no public comment or questions, Board members reviewed the proposed ordinance amendments, which add new definitions, revise existing definitions for clarification, and incorporate lighting regulations, an Agricultural Village Community Zoning District, and Tier V design options. The Planning Commission scheduled a January Work Session to continue their review pertaining to Section 64 - Agricultural Village Community Zoning District. Manager Heist advised that the amendments before the Board tonight were revised slightly since advertised; however, the deviation between the advertised amendments and the amendments before the Board of Supervisors is minor and not substantive in nature. The hearing was adjourned at 8:00 p.m.

Continuation of Regular Meeting:

The regular meeting was called to order at 8:01 p.m.

A motion was made by Mr. Brachwitz, seconded by Mrs. Perkins, to adopt ***Ordinance No. 111-2001***, amending various sections of the Zoning Ordinance of West Vincent Township with

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Section 64 text striked and marked "Reserved for Future Amendment"; the motion carried unanimously.

A motion was made by Mr Brachwitz, seconded by Mrs Perkins, to adopt *Ordinance No. 112-2001*, amending various sections of the Subdivision and Land Development Ordinance of West Vincent Township; the motion carried unanimously.

Treasurer's Report – The following November 30, 2001 account balances were reported: General Fund, \$68,480.37; State Fund, \$45,873.25; Kimberton Sewer Fund, \$18,635.72; Township Building Loan Fund, \$724,324.96; Open Space Capital Reserve Fund, \$19,774.41; St. Stephens Greene Sewer Fund, \$27,521.12; and St. Stephens Greene Water Fund, \$24,667.07.

Correspondence:

The Chester County Planning Commission sent a copy of the *Landscapes Progress Report 2001, Interim Report*, which provides measures of progress toward achieving the goals of *Landscapes*, the comprehensive plan for Chester County.

Correspondence was also received from the Chester County Planning Commission regarding participation in the *Northern Chester County Agricultural Challenge Grant Program*, an independent program to preserve farmlands. To date, the Township has not been notified of any applications from farm owners, which were due by September 1, 2001.

Subdivisions/Land Development/Zoning:

Mr. Brachwitz moved to grant final approval for the *Richard F. Duffield Subdivision Plan*, a plan showing four lots on 11.987 acres on Beaver Hill Road, conditioned upon the recording of the Declaration of Easements and Covenants immediately following the recording of the subdivision plan. The motion was seconded by Mrs. Perkins and carried unanimously.

Unanimous approval was granted for *Stonecroft Escrow Release No. 3* as certified by the Township Engineer in the amount of \$483,855.77 upon a motion from Mr Brachwitz and second from Mrs Perkins.

The Zoning Hearing Board will meet on Wednesday, January 16, 2002 at 7:00 p.m. to consider the application of *Edward and Lisa Quinn* to use their property for educational purposes.

Correspondence was received from Barbara McMeekin, *Owen J. Roberts School Board* President, regarding the School District's attempts to secure property in West Vincent Township for future school buildings and request a meeting with the Board of Supervisors. Solicitor Greenwood will contact the School Board Solicitor to request that the School District attend a joint meeting on a regular Board meeting night or schedule a special meeting, which would be open to Township residents to address responsibilities, interests and concerns.

Richard Guarini of The Hankin Group and Elizabeth Witmer, Esquire were present to discuss the Township Engineer's letter dated December 20, 2001 based on a review of the *Weatherstone Final Plan* and request the Board to consider final plan approval since most of the comments apply to documents and agreements and not technical issues. Outstanding documentation includes: HOA Document, Declaration of Covenants, Escrow Agreement, Development Agreement, NPDES Permit, DEP Part II Permit and Highway Occupancy Permit. A motion was

made by Mr Brachwitz that all of the terms and conditions set forth in the letter of Craig Kologie to Allen Heist dated December 20, 2001 are accepted as a condition of *final subdivision plan approval for Weatherstone (Hankin) Subdivision* located at or near the intersection of Routes 401 and 100 with the understanding that the grading of the trails shall be deferred until the final location of the trails is determined at which time the grading shall be as mutually agreed by and between the Township and the Applicant. The motion was seconded by Mrs Perkins and carried unanimously; the applicant accepted the conditions of final plan approval

Old Business:

Mrs. Perkins moved to adopt *Resolution 19-2001*, appropriating specific sums in accordance with the attached Budget 2002 estimated to be required for operation of the Township during the year 2002; the motion was seconded by Mr. Brachwitz and carried unanimously.

Mrs. Perkins reported that Morgan Hurst, estimator for C. Raymond Davis, met with the Board and reviewed marked-up *Township Building* drawings for the former Evans property; final drawings and narrative will be submitted to the Board in January

New Business:

A letter was received from GEYA requesting the use of the *Township Park* soccer and baseball fields for the Spring 2002 season. Manager Heist will contact GEYA and Coventry Little League and ask the leagues to coordinate their schedules based on the scheduled days and times set by the Board that the fields are available for organized use.

The Board commended *David Gottier* on the maintenance of the Township Park.

Business from the Floor:

Jane Gaffer questioned the Township's policy requiring application for a *building permit* to repair termite damage to a barn; Mr. Brachwitz advised that permits and inspections are required for any structural work to protect the health, safety and welfare of Township residents and is also mandated by the state-wide building code.

Fellowship Road resident Arthur Ewell Jr. mentioned his safety concerns regarding the intersection of *Fellowship Road and Horseshoe Trail*, speeding on Horseshoe Trail, and the blind curve on Fellowship Road in the vicinity of the Huston residence considering the increased traffic expected in the near future as a result of the Weatherstone Subdivision.

An executive session will be held immediately following the regular meeting to discuss personnel matters.

Bills List:

Mrs. Perkins made a motion to pay the bills on the Bills List dated December 26, 2001; it was seconded by Mr. Brachwitz and carried unanimously

There being no further business, Mr. Brachwitz moved that the meeting be adjourned; the motion was seconded by Mrs. Perkins and the meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Cinda M Cleaver

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