

EAST WHITELAND TOWNSHIP
REGULAR MEETING
June 8, 2011

Chair, William Holmes called the meeting to order at 7:00 p.m. Virginia McMichael, Vice Chair, John Mott, Member, William Lincke, Township Solicitor, Terry Woodman, Township Manager, Eugene Dooley, Police Chief, William Steele, Public Works Director, and Mary Lou Knight, Assistant Township Secretary, were present. There were five (5) people in the audience at the onset of the meeting.

Everyone recited the pledge of allegiance.

Ms. McMichael made a motion to approve the Minutes of the Regular Meeting of May 11, 2011. Mr. Mott seconded and the vote was unanimous.

ANNOUNCEMENTS

Mr. Holmes announced the following:

- The third Chester County Household Hazardous Waste Collection Event of 2011 will be held on **FRIDAY**, June 24, between 9am and 3pm at the CAT Brandywine Campus, 1635 East Lincoln Highway, Coatesville, PA 19320. **Computers will be accepted at this collection event.**

PUBLIC COMMENT

There was no public comment.

REPORTS AND COMMUNICATIONS FROM BOARDS, COMMISSIONS
AND TOWNSHIP OFFICIALS

East Whiteland Volunteer Fire Association

Chief Hurley gave the Fire Association report. He indicated that the pumper tanker is temporarily out of use due to refurbishing.

Environmental Advisory Council

Ms. Woodman said that Frazer Exton, L.P., a parent company of Whiteland Village has filed for Chapter 11 Bankruptcy. She offered a brief summary of the developer's intent to reorganize their indebtedness. In this regard, they have found a partner. Their strategy is outlined in a document sent to the Township. Whiteland Village has continued to perform follow-up testing on the site and recent testing results have been sent to the Township's Environmental Advisory Council by their environmental management company. Discussion ensued.

Township Engineer Reports

Ms. Woodman stated that the Engineer's report was part of the packet given to the Board.

Gary Sheridan indicated that the Fire Association has voted to utilize township property for their new fire station. Ms. Woodman will send a Memorandum of Understanding to the attorney working with the "Friends of the East Whiteland Fire Association." In response to a question from Mr. Holmes regarding traffic generated by this site and location of driveways on Rt. 401, Ms. Woodman said that McMahan Associates has been notified and will issue a report.

Mr. Mott announced that on June 11th Church Farm will host a Kids' Fest. Pertinent information is available on the Township's website.

ACCEPTANCE OF THE TREASURER'S REPORT

Ms. Woodman summarized the Treasurer's Report. Mr. Mott made a motion to accept the Treasurer's Report dated May 31, 2011. Ms. McMichael seconded and the vote was unanimous. Ms. Woodman pointed out that the budget report for the month of May showed the revenue increase coming into the Township. Ms. McMichael asked if the Township had the ability to audit the tax collector. Ms. Woodman responded and outlined the process used. Revenue is on track and budget and expenses are lagging behind. On behalf of the Board, Ms. McMichael thanked staff for their efforts in coming in under budget.

The Treasurer's Report balance totals as of May 31, 2011 are as follows:

General Fund	\$ 3,821,892.69
Street Light Fund	16,352.32
Sewer Fund	4,239,937.34
Sewer Fund Reserve	5,151,866.07
Sewer Construction Fund	77.03
Park Development Fund	337,582.84
Capital Improvement Fund	2,357,520.37
Dare Fund	4,746.60
State Fund	109,522.98

APPROVAL OF THE PAYMENT OF BILLS AND PAYROLL

Mr. Holmes noted the purchase of 100 gallons of white paint. Mr. Steele indicated the paint is for roadway lines and markings and said that regardless of who owns the road, the Township is responsible for all markings. Mr. Mott made a motion for approval, including a second check run of General Fund Voucher No. 2011-6G, Sewer Fund Voucher No. 2011-6S, and Payroll Fund Voucher Nos. 2011-11 and 12. Ms. McMichael seconded and the vote was unanimous.

OLD BUSINESS

There was no old business for discussion.

NEW BUSINESS

- a. Discussion of Sink Hole on Phoenixville Pike by Great Valley Middle School - Ms. Woodman updated the Board on efforts by the Public Works Department to repair a sink hole which appeared in front of the Great Valley Middle School. She indicated that rain exacerbates the sink hole problem. Mr. Steele outlined the scope of work needed in order to fix this problem. Optimally, the work should be completed before school begins making this is an emergency repair which needs Board approval. A geologist on staff with ARRO, our Township's Engineer, has recommended a contractor and his cost for two days is consistent with what Mr. Steele has experienced in the past. He pointed out, however, that when dealing with a sink hole, it is difficult to put a hard number on the repair. Ms. McMichael made a motion to authorize staff to go forward with emergency repair of the sink hole on Phoenixville Pike in front of the Great Valley Middle School. Mr. Mott seconded. The vote was unanimous.
- b. Advertisement of Public Hearing – Lou Colagreco was present representing the applicant, the Trammell Crow Company. Discussion ensued. Mr. Mott made a motion to advertise a public hearing to be held on July 13, 2011 to consider amendments to both the Township Zoning Ordinance and Zoning Map. Ms. McMichael seconded. The vote was unanimous.

PLANS

Charles G. Cantrell - Preliminary/Final Subdivision Plan - Joe Russella was present representing the applicant. He indicated that the plan has been discussed with the Zoning Hearing Board and the Planning Commission and has been approved by the Chester County Planning Commission. Discussion ensued. Mr. Mott made a motion to approve Charles G. Cantrell Preliminary/Final Subdivision Plan for a 2-lot subdivision of a 4.578 acre parcel on the north side of Conestoga Road east of Bacton Hill Road in an R-1 Residence Zoning District subject to any remaining comments contained in ARRO's letter from Darrell L. Becker dated May 12, 2011 and approving waivers SALDO 175-23 to provide a conservation plan; SALDO 175-27.M to allow the creation of a lot which does not meet the required lot width at the street line; SALDO 175-38.C to allow for residential lots to share a private access drive to a public street; and SALDO 175-38.G to allow creation of an interior lot which does not have the minimum required frontage along a public street. Ms. McMichael seconded and the vote was unanimous.

Mr. Holmes suspended the meeting.

PUBLIC HEARINGS

Court reporter, Elaine Parrish, recorded all testimony.

- a. Consideration of an amendment to the ROC/R Zoning District filed by O'Neill Properties to eliminate the cap on the number of apartment rentals. Testimony was taken and the Hearing was continued to the Board's July 13th meeting.
- b. Consideration of a Conditional Use Application filed by the Chester County Fund, Inc. to allow 10.5% of the required parking spaces for two new buildings on lot #1 to be held in reserve. Testimony was taken and the Hearing was continued to the Board's July 13th meeting
- c. Consideration of an amendment to the Township's International Property Maintenance Code to establish a maximum height of 8 inches for grasses cultivated as lawn – At the conclusion of testimony the Hearing was closed and the Public Meeting was reconvened. A motion was made by John Mott, seconded by Virginia McMichael and carried unanimously approving the adoption of the Ordinance amending the Township's International Property Maintenance Code establishing eight (8) inches as the maximum height for lawn grass.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mary Lou Knight
Assistant Township Secretary