

April 6, 2017

The monthly meeting of the West Fallowfield Township Board of Supervisors was held on April 6, 2017 in the township meeting room. Chairman Hutchison called the meeting to order at 6:30 PM. Anne Hutchison, Jeffrey Young, Duane Hershey, Solicitor Mahoney, Secretary Wheeler, Chief Wilmont, Robin McCormick, Phillips Thompson, Carl Smoker, Glen Carlson, Steve Dempsey, and two residents were in attendance. Time was given to review the agenda that was available to all in attendance and was also posted in the meeting room. Chairman Hutchison asked for comments on the agenda items. Steve Dempsey asked what the ordinance was that is being adopted. Solicitor Mahoney said the ordinance allows the Zoning Officer to approve or deny zoning permit applications, not the Board of Supervisors.

After reviewing the minutes, Chairman Hutchison made the motion to approve the minutes of the March 2, 2017 and March 16, 2017 meetings of the Board of Supervisors as presented by the Secretary. The motion was seconded by Jeffrey Young and passed.

Solicitor Mahoney proposed the following motion: I move that the Township adopt Ordinance No. 80, in the form as advertised, related to the role of the Zoning Officer in processing zoning permit applications. Anne Hutchison made the motion to adopt Ordinance No. 80 in the form as advertised, related to the role of the Zoning Officer in processing zoning permit applications and all adoption regulations having been met. The motion was seconded by Duane Hershey and passed.

Solicitor Mahoney updated the Board of Supervisors on the Action Manufacturing Company Zoning Hearing Board Hearing. The Zoning Hearing Board met on March 23, 2017 and Solicitor Mahoney attended the hearing to represent the Township. The Zoning Hearing Board requested a site visit to Action Manufacturing Company. The Zoning Hearing Board, Solicitor Mahoney and persons identified as parties will be able to attend the site visit. It is not normal to do a site visit. Solicitor Mahoney commented that the Solicitor for Action Manufacturing Company has been very forthcoming in regard to the township having only received two (2) inspection reports since 2004, which was a condition of the decision of the Zoning Hearing Board in 2004. When the site visit has been completed, a date and time will be set to reconvene the hearing.

Secretary Wheeler reported the written decision of the Zoning Hearing Board was received for Glenville Farms. The Zoning Hearing Board by unanimous vote (3-0), granted the following three (3) variances from the West Fallowfield Township Zoning Ordinance:

- 1.) A variance from Zoning Ordinance section 305.D.1.d to permit a southern property line which is located no closer than 25.14 from the southern wall of the existing barn on the residential lot to be subdivided from UP No. 44-7-86; and
- 2.) A variance from ordinance section 305.D.1.e to permit lot coverage in an amount not to exceed 27.1 percent on the aforesaid residential lot; and
- 3.) A variance from ordinance section 305.D.1.c to permit the aforesaid residential lot with a minimum lot width at the street line of no less than 50.49 feet.

Secretary Wheeler reported the Board of Auditors met on March 21, 2017 and completed the 2016 Municipal Financial Audit. The Financial Report was prepared and provided to Daily Local news for printing in the legal section of the newspaper.

Solicitor Mahoney proposed the following motion: I move that the Township approve Resolution No. 17-05, establishing a Junior Township Supervisor position. Anne Hutchison made the motion to approve Resolution No. 17-05, establishing a Junior Township Supervisor position allowing for youth to learn about public service. The motion was seconded by Jeffrey Young and passed. The position of Junior Township Supervisor will be open for application by

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high school students, scouts, college students, etc. The position of Junior Township Supervisor is a non-paid position. The Jr. Supervisor may attend public meetings, ask questions, etc., but will not have a vote in matters before the Board of Supervisors nor be permitted to attend Executive Sessions. The Jr. Supervisor would possibly work with the secretary to obtain knowledge on what happens after the meeting.

Chief Wilmont gave the regular monthly report. Chief Wilmont received a complaint the day before the meeting of manure haulers running vehicles off of the road and the haulers running too fast. The complaint is being investigated. Chief Wilmont wanted to alert residents of packages that are being delivered are being stolen. Residents should be mindful when making purchases that are delivered to their homes. Chief Wilmont thanked the Roadmaster and his helper for the replacement of the traffic control signs that were in need of replacement.

Roadmaster Thompson reported it was a trying month with the snow and ice. The lines have been repainted on Cochran Street on the speed humps and they have been busy replacing signs. The Roadmaster inquired about the oil and chip for Fallowfield Road. The road is showing wear and tear and needs the oil and chip this year. The Roadmaster was asked to obtain an estimate on the amounts of materials needed to oil and chip Fallowfield Road. Roadmaster Thompson said that last year the Amish gentleman that does the blacktop patching was very busy, and if he is too busy this year they will try to get small amounts of the hot blacktop and do the patching by hand if necessary.

Anne Hutchison made the motion to authorize the secretary to prepare bid packages and advertise for bids for the oil and chip of Fallowfield Road with bids to be opened at the May 18, 2017 meeting of the Board of Supervisors. The motion was seconded by Jeffrey Young and passed.

Tax Collector McCormick reported she has the 2017 tax bills printed and ready to mail. They should be in-house by May 1, 2017.

Anne Hutchison made the motion to adopt Resolution 17-04, Emergency Operations Plan Resolution. The motion was seconded by Duane Hershey and passed.

Anne Hutchison made the motion to adopt the Emergency Operations Plan Promulgation. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to have the secretary call the appropriate person to re-install the chimney cover that blew off in the high winds and replace the cover with a better cover. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to set the restitution fees for the dumping of a sofa, loveseat and bags of trash in the amount of \$350.00. The motion was seconded by Duane Hershey and passed. The PA State Police Department apprehended the suspect and the restitution fees will be supplied to the PA State Police.

Anne Hutchison made the motion to cancel the April 20, 2017 meeting of the Board of Supervisors due to a lack of quorum. The motion was seconded by Duane Hershey and passed.

The following correspondence was read

- A copy of the Act 247 County Referral and a copy of the proposed Ordinance Amending Section 1708 of the West Fallowfield Township Zoning Ordinance of 1997 as amended, related to Processing of Permits and Certificates and superseding any ordinance or parts of ordinances that are inconsistent herewith was received from Solicitor Crotty.
- Information was received from FEMA on the finalized Flood Hazard determination for West Fallowfield Township.

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- Information was received from PSATS on their annual youth awards contest.
- Proof of Publication was received from 21st Century Media for the cancellation and rescheduled meetings of the Board of Auditors and the Planning Commission due to the snow storm. The notice of hearing by the Board of Supervisors on April 6, 2017 for the proposed ordinance amendment which amends section 1708 of the Zoning Ordinance.
- The 2017 proposed resolutions, bylaws and nominations report was received from PSATS.
- The monthly report was received from SCCEMS. There were 217 EMS incidents in the month of February.
- A donation request was received from Cochranville Fire Company.
- The Pennsylvania State Association of Boroughs Junior Council Program; Guide to Borough Government was received from Solicitor Crotty.
- Statements of Financial Interests were received from Ron Ragan and ARRO Consulting.
- Solicitor Mahoney provided to the township a copy of a letter to Joseph Wood at Action Manufacturing Company from DEP in regards to the Class 3 Permit Modification Application.
- A hazardous waste inspection report from DEP for Action Manufacturing Company was provided to the township from Solicitor Mahoney. The inspection was conducted on February 15, 2017 by DEP and no violations were observed.
- Sales flyers and information of services offered were received from several area businesses.
- Various training information was received.
- The MovingForward newsletter was received from PADOT
- The TMACC Connections newsletter was received.
- The Oxford Senior Center Newsletter was received.

Anne Hutchison asked for comments from the floor. Mr. Carlson questioned when the King Road Bridge would be completed. Anne Hutchison said the bridge has been delayed by five weeks due to the weather. Mr. Carlson asked how expensive the bridge will be. Anne Hutchison said the bridge will cost over \$170,000. Permits were required and it has been an expensive project. Mr. Carlson asked when the minutes on the website will be updated. The secretary will update the minutes.

A member of the community asked where the change to poultry ordinance stands. She would like to have a couple of chickens, but the ordinance does not allow chickens on properties under three acres. She stated that Montgomery County allows chickens on 1/4 acre. Anne Hutchison said the item is still under consideration. There need to be rules put in place if a change is made in the zoning ordinance to allow poultry on a smaller size property.

Steve Dempsey asked if the township has an illegal dumping ordinance. Chief Wilmont stated it falls under state law, but the township can ask for restitution for cleaning up the items.

Discussion followed of the Action Manufacturing Company Zoning Hearing Board Application. Solicitor Mahoney explained what Action Manufacturing Company is asking for from the Zoning Hearing Board. Solicitor Mahoney said the meeting to schedule the site visit is scheduled for April 25, 2017. The next hearing date will be set following the site visit.

Anne Hutchison made the motion to authorize the solicitor to proceed with the notice and procedures for the parcels read by the solicitor to increase the AG Security Area and to approve

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the seven year review of parcels in the AG Security Area. The motion was seconded by Jeffrey Young and passed.

Solicitor Mahoney explained the AG Security Area to Mr. Carlson.

Anne Hutchison made the motion to take action on the bills as presented by the Secretary.

The motion was seconded by Jeffrey Young and passed.

Anne Hutchison recessed the meeting at 7:42 PM

The Board went into Executive Session at 7:42 PM

Anne Hutchison re-opened the meeting at 8:10 PM

As there was no further business, the meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Gina M. Wheeler, Township Secretary