

London Britain Township Board of Supervisors Meeting

April 11, 2011

Approved at the 5/9/11 Board of Supervisors meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Zoning Ordinance Hearing at 7:11 PM.

In attendance were Supervisors David Owens and Glenn Frederick, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents.

Zoning Ordinance Hearing Cont'd- Aileen Parrish opened the Zoning Ordinance Hearing at 7:11pm. The following section had changes recommended:

The Board reviewed the Zoning Ordinance definitions against the MPC definitions. The Board of Supervisors reviewed the charts provided for Article VI from Ann Hutchinson. The Planning Commission will review the information from Ann Hutchinson and provide a review to the Board of Supervisors.

Aileen Parrish made a motion to continue The Zoning Ordinance Hearing to 5/9/11 at 7:00 pm. Glenn Frederick seconded and the motion carried unanimously.

Aileen Parrish made a motion to adjourn the Zoning Hearing at 8:05 pm.

Aileen Parrish, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 8:05pm.

In attendance were Supervisor Glenn Frederick, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, Roadmaster Joe Ferguson and several residents.

Austin Cox Eagle Scout project- He presented his project to the Board of Supervisors in which he will build bat boxes and bird houses. Glenn Frederick suggested blue bird houses along meadows. Bat boxes could be located along Vaughns trail and the Lot 5 wooded area. Wren houses could be placed along the meadow and the start of the wooded area at Lot 5. Carolyn Matalon will put together a map of Vaughns trail and Lot 5.

Road Report

Joe Ferguson read the March 2011 Road Report (report attached)

Joe Ferguson showed samples of Township signs to the Board of Supervisors to consider. Joe stated there may be 15 signs. Township Building signs will be reviewed.

Joe Ferguson and Pat Walsh will check the roads again prior to starting the road repairs.

The Board and Joe Ferguson will do a spring road inspection.

CCPC Biennial update of CC Transp Improvements Inventory-The Board of Supervisors agreed to add the Flint Hill Rd project to the list.

Park Report

Joe Ferguson read the March 2011 Park Report (report attached)

Aileen Parrish noted that New London Presbyterian volunteers will be working with the Land Trust to remove weeds.

There being no further business Joe Ferguson left the meeting at 9:00pm.

Zoning Report

Dave Gargula noted there were Building permits issued for March 2011

BP#11-3 Clark 48 Morgan Hollow 3/10/11

BP#11-7 Williams 215 Mercer Mill Rd 3/17/11

Dave Gargula read the complaints received during March 2011. (report attached)

Chambers Rock Rd dogs- The Board of Supervisors discussed the Chambers Rock Road dogs with Mr. Stefanusko, Zoning Officer Dave Gargula and the progress with the court/SPCA/Wilsons/Township. Aileen Parrish will follow up with Tom Oeste on how to progress with this in the future.

5 Crestview Rd- An Enforcement notice sent to 5 Crestview Rd was sent back from the Post Office as unclaimed. Dave Gargula is following up with Tom Oeste on how to proceed next.

Other Zoning Matters

There being no further business Dave Gargula left the meeting at 9:30 pm.

Subdivision and Land Development

Hendrickson- This applicant is proposing a subdivision in order to combine the 3 existing lots into one single lot. A conditional use was granted by the Board of Supervisors under the condition that the 3 lots be combined into one single lot. We are in receipt of all the reviews needed. David Owens made a motion to approve the Record Final Plan dated 9/ 23/10 for a mini subdivision for the Hendrickson property. Glenn Frederick seconded and the motion carried unanimously.

Vannoy- Aileen Parrish made a motion to approve the Vannoy Subdivision dated 1/10/10 revised 3/22/11 conditioned upon the provision of receipt of a new plan showing a removal of the run in shed. The motion is amended is to include the approval of signing the revised plan outside of a meeting. Glenn Frederick seconded and the motion carried unanimously. The Board of Supervisors agreed to allow Franklin Township to take the signed subdivision to the Recorder of Deeds in West Chester.

Country Walk Storm Water basin- Pat Walsh presented a copy of the Final Record Plan for the Country Walk subdivision which showed a storm water basin which is located between lot 8 and lot 9. The homeowners association is responsible for the care of the storm water basin. The Board agreed that this is the responsibility of the homeowners association of Country Walk. Carolyn Matalon will contact Mrs. Beck to contact the homeowners association.

Minutes

3/14/11- Aileen Parrish made a motion to adopt the minutes of 3/14/11 as read. Glenn Frederick seconded and the motion carried unanimously.

3/28/11- Glenn Frederick made a motion to adopt the minutes of 3/28/11 as read. Aileen Parrish seconded and the motion carried unanimously.

4/4/11 Cell Tower Ordinance Hearing and Board of Supervisors meeting- David Owens made a motion to adopt the minutes from the 4/4/11 meeting as corrected. Glenn Frederick seconded and the motion carried unanimously.

Heating Proposal- Glenn Frederick made a motion to accept the proposal from Oxford Plumbing in the amount \$4875 for a heat pump in the Twp office. Aileen Parrish seconded and the motion carried unanimously. Glenn Frederick will contact Oxford Plumbing.

There being no further business Pat Walsh left the meeting at 9:50 pm.

Old Business

New Business

Resolution #11-9 Aileen Parrish read Resolution #11-9 which is the decision of a Conditional Use Hearing held on 3/28/11 for the Bove and McMullen properties. The property is located at 165 and 169 Mercer Mill Rd. consisting of 2 lots and is located in the R/A district. The application requests conditional use approval under Zoning Ordinance Section 401.B.1 in order to subdivide and use a property for single family detached dwellings on 1 ac. lots. The property is currently improved with 3 single family detached dwellings, 2 dwellings on one lot and 1 dwelling on the other lot. The purpose of this application was to subdivide the property into 3 separate lots. The Resolution grants the application subject to strict compliance of the conditions set forth in the Resolution.

David Owens made a motion to adopt Resolution 11-9 as read. Glenn Frederick seconded and the motion carried unanimously. The Board signed the Resolution and 2 signed copies were handed to the Boves.

Adjournment

Aileen Parrish made a motion to adjourn the meeting at 10:50PM. Glenn Frederick seconded and the motion carried unanimously.