

London Britain Township Board of Supervisors Meeting

March 9, 2015 approved 4/13/15 BOS mtg

Ordinance #15-2 Hearing Accessory Uses

Glenn Frederick, Chairman of the Board of Supervisors opened the Hearing at 7:08PM. In attendance were Supervisors Aileen Parrish and David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, Township Attorney Tom Oeste, Flint Hill Distillery partners and attorney, and several residents.

Tom Oeste explained the purpose of this hearing for Ordinance #15-2 to receive public comment on the Ordinance which would amend the Zoning Ordinance of 2015. The Township has received written comment from the Chester County Planning Commission (CCPC) and London Britain Township Planning Commission (LBTPC). The Board should review the comments of LBTPC, CCPC and Township attorney Tom Oeste.

Tom Oeste discussed comments from his review with the Board. He suggests changes to the following Sections: Section CC, Section P and Section R. Tom Oeste discussed CCPC comments from their review letter with the Board. Quantities of tasting amounts and premises sales quantities were discussed for wineries and distilleries.

Barbara Schroeder/248 Mercer Mill Rd stated 1.5 oz is the amount defined by RAMP. Aileen Parrish feels all three uses, wineries/distilleries/breweries should have consistent quantity amounts. Attorney A. Brichta feels that the amount should remain at 2 oz. David Owens agrees the amount should remain at 2 oz. Jack Wick stated that there is not a police force to enforce anything in the Township. Aileen Parrish asked him if he is implying that they will not abide by the rules set because there is not a Township police force. He said he is not implying that. Glenn Frederick agrees that the amount should be changed to 1.5 oz. to keep the Ordinance consistent. Tom Oeste stated the loophole discussed in the LBTPC review comment can be helped by defining premises and property. Tom Oeste will review and address this. Tom Oeste will review the Ordinance to change premises/property and define tasting. LBTPC member Stephanie Town stated that the plans for the property showed nothing with space allocated for crops. Tom Oeste stated that this will need to be shown in the Conditional Use plan. Robert Rickard/329 Indiantown Rd stated that Borderland Vineyard has enhanced the area. Borderland Vineyard owners act responsibly. He feels like the Board is trying to micromanage what rules are already in place. Barbara Schroeder stated that the only Township in PA of this size that has a proposed distillery and winery in this Township. Barbara Schroeder asked if the tastings will have various alcohol percentages. Barbara Schroeder shared CDC info on what is considered the standard drink. Jean Bundas/ Indiantown Rd supports the Vineyard. Tom Oeste reviewed the CCPC review letter with the BOS. Glenn Frederick made a motion to continue the hearing to Monday 3/23/15 to consider the changes discussed at tonight's meeting. Aileen Parrish seconded and the motion carried unanimously.

Board of Supervisors Meeting

Glenn Frederick, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 8:36 PM. In attendance were Supervisors Aileen Parrish and David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, Roadmaster Joe Ferguson and several residents.

Road Report

Joe Ferguson read the February 2015 Road Report (report attached). Aileen Parrish thanked Joe Ferguson and the road crew for their work done during the many storms we have had.

Good Hope Rd project- Pat Walsh presented information for 2015 road work to be considered by the BOS.

The BOS discussed chip sealing other roads due to the lower oil costs this year.

London Tract Rd – A township resident said that the road is in really poor condition. There are around 13 areas on the road that are sinking. It is probably old pipes which run across the road. The road is narrow and he asked if the sides could be scraped to widen the road more. Pat Walsh will look at the pipes on London Tract Rd and report back to the Board of Supervisors.

Windsor Sign Installation- The signs are in, as soon as there is a thaw Pat will mark the sign placement and Joe will call to verify underground utilities.

Park Report

Joe Ferguson read the February 2015 Park Report (report attached).

There being no further business Joe Ferguson left the meeting at 9:15pm.

Zoning Report

Dave Gargula noted there was 5 Building permits issued for February 2015

BP#14-65	305 Glen Rd	Driveway
BP#15-2	124 Sawmill Rd	basement renov
BP#15-3	113 Talbot	HVAC
BP#15-4	122 Crestwood	Fireplace
BP#15-5	239 Skycrest	pool renov

Other Zoning Matters

Municipal Inspector Workshop- Pat Walsh will attend. Carolyn Matalon will check with John Coldiron to see if he is attending.

Subdivision and Land Development

Nivin View Escrow Release Phase #1- David Owens made a motion to accept the Release for Phase #1 in the amount of \$25,991.05 which will leave a zero balance in this escrow contingent upon payment to the Township of all engineering and recording fees. Glenn Frederick seconded and the motion carried unanimously.

Nivin View Escrow Release Phase #2- Glenn Frederick made a motion to accept the Release for Phase #2 in the amount of \$33,927.12 which will leave a balance of \$1500 in the account as requested for inspection of the trail in the spring contingent upon payment to the Township of all engineering and recording fees. Aileen Parrish seconded and the motion carried unanimously.

Deed of Dedication Township Open Space- Glenn Frederick made a motion to accept dedication of TP# 73-4-29.19 and TP# 73-4-29.17 which is being offered to London Britain Township for dedication on a final subdivision plan of Nivin View prepared by Hillcrest Assoc. dated 4/13/04, last revised 6/9/06 and recorded on 6/14/06 as Plan#17837. Aileen Parrish seconded and the motion carried unanimously.

Deed of Dedication Land Trust Open Space- A deed of dedication of TP# 73-4-29.00 and TP# 73-4-29.18 which is being offered to London Britain Township Land Trust for dedication on a final subdivision plan of Nivin View prepared by Hillcrest Assoc. dated 4/13/04, last revised 6/9/06 and recorded on 6/14/06 as Plan#17837 has been received. A check in the amount of \$36,000 was received and accepted by the Land Trust

member Aileen Parrish. A baseline document will be created and Bill Romanelli/Wilkinson agreed to sign it and supply anything that is needed.

Deed of Dedication Road bed- Glenn Frederick made a motion to accept dedication of the Ayrshire Drive Roadbed and an additional Roadbed of Good Hope Rd which is being offered to London Britain Township for dedication on a final subdivision plan of Nivin View prepared by Hillcrest Assoc. dated 4/13/04, last revised 6/9/06 and recorded on 6/14/06 as Plan#17837. The Maintenance Bond as signed by Glenn Frederick. Aileen Parrish seconded and the motion carried unanimously.

Resolution #15-7 Glenn Frederick read Resolution #15-7 which accepts the offer of dedication of Ayrshire Drive and an additional roadbed of Good Hope Rd, as shown on the final subdivision plan of Nivin View prepared by Hillcrest Assoc. dated 4/13/04, last revised 6/9/06 as Plan#17837. Aileen Parrish seconded and the motion carried unanimously.

Kraus Subdivision Extension- Glenn Frederick made a motion to accept the extension of the Kraus Subdivision until June 15, 2015. Aileen Parrish seconded and the motion carried unanimously.

There being no further business Dave Gargula and Pat Walsh left the meeting at 9:46pm

Minutes

2/9/15- David Owens made a motion to adopt the minutes of 2/9/15 as amended. Aileen Parrish seconded and the motion carried unanimously.

2/23/15- David Owens made a motion to adopt the minutes of 2/23/15 as amended. Glenn Frederick seconded and the motion carried unanimously.

Old Business

New Business

Business From the Floor

Windsor- Jason Kellog of Windsor asked if the Township attorney will be at the March 17, 2015 meeting. Glenn Frederick stated that he will.

Adjournment

Glenn Frederick made a motion to adjourn the meeting at 10:00PM. David Owens seconded and the motion carried unanimously.