

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, November 1, 2007**

Those in Attendance:

Jay G. Fischer, Chairman
Hudson L. Voltz, Vice-Chairman
David A. Kirkner, Member
Scott T. Piersol, Township Manager
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

The East Brandywine Township Board of Supervisors meeting of Thursday, November 1, 2007 was called to order by Chairman Fischer at 7:40 A.M. at the East Brandywine Township Municipal Complex. There were two visitors present.

Public Comment for Non-Agenda Items

Chairman Fischer asked if there were comments on non-agenda items. Mr. Holmes stated that several areas of the web site aren't up-to-date. He said that the Board of Supervisors, Planning Commission and Municipal Authority minutes haven't been updated since June. Mrs. Smedley said that the minutes have been updated, but are in a different format than the minutes posted prior to June. The link is directly above the area where the other minutes are posted. Chairman Fischer suggested that the link should be more prominent so residents can easily find it. Mr. Holmes also said that the Historic Commission Minutes haven't been updated. The Township hasn't been receiving minutes from the Historic Commission, but Mrs. Smedley will check on this. Mr. Holmes stated that there are several newsletters that aren't posted. Mrs. Jane Kessler suggested that the Township budget be posted on the web site.

Chairman Fischer asked if there were other comments. There were none.

Weaver Tract – Extension for Final Plan Approval

The applicant has asked that the Board accept an extension to review this subdivision application until November 28, 2007. They had previously granted an extension until November 22nd, but provided another one so that the extension would be until after November 27th Board of Supervisors meeting. Chairman Fischer made a motion to accept the extension until November 28, 2007. Mr. Kirkner seconded the motion, with all voting Aye.

Vice-Chairman Voltz arrived at the meeting at 8:45 A.M.

Proposed revision to Section 399-62 Historic Resources Map, and revising the Subdivision and Land Development Ordinance Definition for Historic Resource to replace existing definition of Historic Site or Structure – Request to submit changes to the Chester County Planning Commission for the Act 247 review.

Mr. Piersol explained that the changes include the corrected wording of Section 399-52-A describing the Historic Resources Map. The prior version erroneously retained a paragraph that should have been deleted. He said that there is no substantive change resulting from the revision.

The second is a change in the definition of Historic Resource within the Subdivision and Land Development Ordinance. This change makes the definition consistent within the ordinance. The Planning Commission will review these two amendments at their November 7th meeting. Mr. Piersol asked the Board's permission to send these revisions to the Chester County Planning Commission for their Act 247 review. Chairman Fischer asked if there were any questions. There were none. Chairman Fischer then made a motion to submit the proposed revisions to the Chester County Planning Commission for the Act 247 review. Mr. Kirkner seconded the motion, with all voting Aye.

Proposed minor revision to 399-42 Village Commercial District, Zoning Compliance Plan – Request to submit to the Chester County Planning Commission for the Act 247 review.

This suggested amendment requires that any proposal for a use authorized by right, special exception, or conditional use within the Village Commercial District, with the exception of single-family detached and two-family dwellings, shall require submission of a Zoning Compliance plan. Mr. Piersol explained that language under #3 of the amendment was changed so that the Zoning Officer's duties are clear when a conditional use application is submitted. This language has been reviewed by Township Solicitor Stacey Fuller, Esq. Chairman Fischer asked if there were any questions. There were none. Mr. Kirkner made a motion to submit the proposed amendment to the Chester County Planning Commission for their Act 247 review. Vice-Chairman Voltz seconded the motion, with all voting Aye.

Fall Road Inspection

The Fall Road Inspection will take place Sunday, December 2, 2007 at 8:00 A.M. beginning at the Township Municipal Complex.

Budget Work Session for November

The Budget Work Session will be held Tuesday, November 27, 2007 at 6:00 P.M., directly before the regular session. This meeting will be advertised and is open to the public.

County Incident Support Team

Mr. Piersol has been asked to participate in creation of a County Incident Support Team as a municipal official. This team will be created to support field emergency service agencies in large incidents. The basis for the original suggestion was the Nickel Mines incident in Lancaster County. This support system was tried at the Kern Hardware fire in Honeybrook Township in February. Mr. Piersol said that all involved thought it would be worth while to look at creating a support system in the County. He is attending a meeting this afternoon to determine the time commitment needed. Mr. Piersol said that he has been told that meeting will be infrequent once the organization is in place, and that much of the work will be done via e-mail. Mr. Piersol would not be part of the Incident Support Team, but would be involved in creating policies and training and operations. Chairman Fischer said that he thought the Support Team was an excellent idea, but was concerned about the time involved. Mr. Piersol said he would find out more about the commitment needed and would report back to the Supervisors.

East Reeceville Road Bridge Replacement

Representatives from Loy and Skelly would like to attend the November 27th Supervisors' meeting to discuss this project and its coordination with the Pulte Homes project. The proposed project consists of completely removing and replacing the existing East Reeceville Road Bridge over Beaver Creek and approximately 250' of approach roadway improvements, 125' on each side of the new bridge. The work should take approximately four months to complete and the road will be completely closed during that time. Mr. VanLew stated that Conspan will be working on both bridges and he has had good experiences working with them.

Mr. Holmes said that he spoke to a PennDOT representative who said that the Little Washington Road Bridge is scheduled for replacement in 2010. He was told that the road would be closed for a year.

DiGiamberardino Demolition Permit for the Guthriesville General Store

Mr. Piersol contacted Robert Wise from Wise Preservation Planning about overseeing the demolition of the building, along with the Historic Commission. The attorney for the owner of the building has contacted the Township regarding satisfying the conditions for demolition of the building. Mr. Holmes asked what issues this might create with Wawa and the Army Corps of Engineers. It was explained that the owner has the right to do what he wants to the building since Mr. DiGiamberardino has no applications for land development with the Township. Mr. Wise stated that the cost for this service would be between \$500 and \$1,000. In overseeing the project he is recommending the following:

1. Cataloguing the Property: He will meet with the preparer, on site, and discuss the elements of a properly documented historic resource.
2. Removal of Artifacts – Mr. Wise will meet with the contractor to determine what should be removed, how it should be removed, transported, and stored, and in what location. No removal should begin until after Condition 1 has been completely field surveyed.
3. Historic Dig: Mr. Wise will meet with a qualified archeologist to determine the best means of conducting a survey of the property's potential archeological resources.

The time will include having initial meetings with the consultants, setting forth and communicating the goals of each condition to the preparer, contractor or archeologist, and reviewing the finished project. Should additional meetings be necessary, or if it is determined that there will be additional work, the cost may increase.

Vice-Chairman Voltz made a motion to engage Robert Wise from Wise Preservation Planning to oversee the demolition provisions for the Mama Lena's building at a cost not to exceed \$1,000. Mr. Kirkner seconded the motion, with all voting Aye. Mr. Holmes asked if demolition of the building would now move forward. Chairman Fischer stated that Wawa still has a pending Joint 105 Permit Application with the Army Corps of Engineers so Mr. DiGiamberardino probably won't demolish the building yet. He went to say that the applicant is likely laying the groundwork to demolish the building so they don't have to request an extension of their demolition permit or reapply for a new permit. The demolition permit expires in February of 2008.

Additional Public Comment

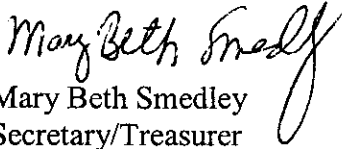
Chairman Fischer asked if there were comments from the audience. Mrs. Kessler suggested that all proposed ordinances or modifications to ordinances should be posted on the web site. She said that she realizes that a volunteer serves as web master, but she thought that making this a paid position would help provide information to residents in a timelier manner. Vice-Chairman Voltz stated that these points were well taken and the Township would look into providing additional information on the web site for residents to review. Mr. Holmes stated that the East Brandywine Fire Company has a very good web site and that information is posted very quickly. Mr. Piersol said it is hosted by a company who does web sites for many fire departments. He will see whether they work with any municipalities.

Chairman Fischer asked if there were additional public comments. There were no further comments.

Adjournment

There being no further business, Vice-Chairman Voltz made a motion to adjourn the meeting. Mr. Kirkner seconded the motion, with all voting Aye. The meeting was adjourned at 8:25 P.M.

Respectfully submitted,


Mary Beth Smedley
Secretary/Treasurer