

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS**  
**WORK SESSION**  
**Thursday, April 7, 2005**  
**7:30 AM**

**Those in Attendance:**

David A. Kirkner, Chairman  
Jay G. Fischer, Vice-Chairman (Mr. Fischer entered the meeting at 7:45 A.M.)  
Hudson L. Voltz, Member  
Scott T. Piersol, Township Manager  
Matthew T. VanLew, Roadmaster  
Norann King, Secretary  
Mary Beth Smedley, Secretary/Treasurer

The Board of Supervisors met in Work Session on Thursday, April 7, 2005.

**Opening of Meeting**

Chairman Kirkner opened the Meeting at 7:30 A.M.

**Public Comment for Non-Agenda Items**

Chairman Kirkner asked if there were any comments on non-agenda items. There were none.

**Resolution 05-07 – County-wide Emergency Services Mutual Aid Agreement**

The County Department of Emergency Services has requested that each municipality adopt a resolution to join in a County-wide agreement to provide mutual aid for emergency situations. This Resolution would formalize a long-standing verbal agreement between emergency service agencies to provide assistance as necessary. This agreement would remain in effect until one party or the other wishes to terminate it. Mr. Voltz asked that this be tabled until it can be discussed with Vice-Chairman Fischer.

**Round III Vision Partnership Program Grant Application**

The Ordinance Task Force and Planning Commission have recommended this latest grant application for consideration by the Board. The scope of work includes updates to the 1987 Comprehensive Plan and the 1992 Open Space, Recreation & Environmental Resources Plan. The project costs are projected at \$44,080.00; the Township's required 25% match is \$11,020.00.

Mr. Piersol and David Sweet met with David Ward of the County Planning Commission to discuss this project. Mr. Ward requested some modifications to the draft supporting documentation for the application. He requested additional delineation of the costs for each major work element, extending the time frame to at least 24 months, suggested moving the Implementation Activities and Priorities to the front of the Company Plan, and referencing the County's planning documents Landscapes, Watersheds and Linking Landscapes in our narrative. David Sweet is still working to complete the additional references in the narrative.

If the Board authorizes this application, the County Planning Commission should act on the application at their May meeting. This would allow work to begin on this project as early as June or July.

Mr. Voltz made a motion to approve signing the Round III Vision Partnership Program grant application. Chairman Kirkner seconded the motion, with all voting Aye.

### **Rock Raymond Road – Request to participate in advance warning of curve approach from Caln Township**

Caln Township Manager Greg Prowant called Mr. Piersol to ask if East Brandywine Township would be interested in participating in safety modifications on the approach to the sharp curve on Rock Raymond Road, just south of our municipal border with Caln Township. Representative Curt Schroder became involved in this issue several years ago when PennDOT met with representatives of Caln and East Brandywine Townships to discuss the numerous accidents occurring there. At that time additional signage and repaving the road surface were suggested. PennDOT agreed to lesser improvements, which helped but did not resolve the problem. Representative Schroder was approached by a constituent about this curve, and suggested consideration of installation of a flashing light. PennDOT plans to repave Rock Raymond Road this year, and establish a “Slow Curve” legend and install rumble strips on the approach to this curve.

The planned road improvements should help alleviate some of the problems at this location. When the roadway is wet it becomes very slippery. The warning signage PennDOT installed at the crest of the hill on the East Brandywine Township side of this curve is continually damaged by vehicles.

Mr. Prowant asked if East Brandywine Township would consider assisting with underwriting the cost of the flashing light installation, although he has not obtained any price quotations at this time, nor has he submitted an application to PennDOT for this installation. Caln Township would agree to the maintenance of the light. To provide adequate warning, the light must be installed in East Brandywine Township.

Vice-Chairman Fischer entered the meeting.

After review of the information, Mr. Voltz made a motion to have East Brandywine Township participate with Caln Township in a study of the Rock Raymond Road curve and investigate the costs for a flashing warning light. Vice-Chairman Fischer seconded the motion, with all voting Aye.

### **Waring Drive Extension – Committee Recommendation Report**

At the Board of Supervisors request a committee was formed to review the issue of the Waring Drive interconnection between the existing Keats Glen development and the proposed Lyndell Pointe subdivision. The Committee recommended that the Supervisors consider an interconnection with a 200 foot long, 12-foot wide cartway and a 50-foot right-of-way in the event the Township decided to make future changes. The road will be paved to Township

specifications with signage to limit access to “Emergency Vehicles Only” from the Waring Drive cul-de-sac side, and “Emergency Vehicles and Private Drive Access Only” on the Butterworth Drive approach and to permit access for the owners of Lot #1 to their driveway from Butterworth Drive only. Southdown Homes has agreed to install a depressed curb at the Waring and Butterworth Drive entrances to the emergency access, install the signage recommended, and revise the intersection of Waring and Butterworth Drives. At an earlier Planning Commission meeting it was recommended that the Supervisors install a gate between Waring Drive and Butterworth Drive. At last evening’s meeting, members of the Planning Commission stated they were disappointed that one of their members was not asked to serve on the Committee. The Planning Commission did not support the Committee’s recommendation to the Supervisors and again recommended that the Supervisors either have Waring Drive constructed as a through street or install a gate. The Supervisors stated they appreciated the recommendation made by the Planning Commission, but thought that the recommendation of the Committee was a good compromise solution. Mr. Voltz made a motion to accept the Waring Drive Committee’s recommendation to construct an emergency access from the Keats Glen Subdivision to the Lyndell Pointe Subdivision. Vice-Chairman Fischer seconded the motion, with all voting Aye.

### **Whitaker Property**

Kevin Anderson of the Brandywine Conservancy provided two sketch plans designed by the Conservancy for the Supervisors to review. Mr. William Gladden, Director of Chester County’s Open Space Planning, also attended the meeting. The first was a by-right cluster plan for the property. The plan shows a 50 lot subdivision with common open space. This proposed plan would protect much of the viewshed from Dowlin Forge Road and Rt. 282, but some of the homes would be seen. The second was a plan first discussed at last month’s Supervisor’s meeting with approximately 18 homes situated on larger lots that would protect almost all of the viewshed. Both plans show the Whittakers retaining a 10-acre parcel with the original house and surrounding buildings. Mr. Anderson discussed ways that the Township could purchase conservation easements from the Whitaker family. The property across Creek Road might be retained by the Township or could possibly be purchased by the County as part of the interconnection to the Struble trail. There might be grants available to help offset the cost of purchasing conservation easements. Any available County grants would require matching funds from the Township. The Supervisor’s agreed that they would like the Conservancy to continue their discussions with the Whitakers for developing the conservation plan with approximately 18 lots. Mr. Anderson stated that he and Mr. Snook continue to have discussions with the Whitakers on a regular basis. He stated there continues to be positive, productive dialogue between all parties.

**The Supervisors adjourned the meeting at 8:30 A.M. to hold the Ripley Conditional Use Hearing. The meeting reconvened at 9:15 A.M.**

### **Lease for Laird Professional Building**

Mr. Piersol provided the Supervisors with Mr. Halsted’s comments. The agreement calls for the rental agreement to begin April 1<sup>st</sup>, which is several months before we would need to lease the building. Mr. Piersol would like to negotiate this agreement to begin June 1<sup>st</sup>.

The Supervisors provided their comments to Mr. Piersol. They asked that the “Confession of Judgment” clause be removed. There is a provision in the lease that East Brandywine Township will pay a prorated portion of the taxes for the property. Vice-Chairman Fischer will work with Mr. Piersol to determine if the taxes can be waived for the period of the lease since the Township is tax exempt. The Supervisors stated that the Township needs to determine the share they will pay for the lease and the share that the Brandywine Regional Police will pay. We also need to determine the percentage of debt service that will be charged to the Police Department once the new municipal complex is completed. With the changes outlined by Mr. Halsted and the Supervisors, Mr. Piersol was authorized to sign a lease for the Laird Building for a period of 15 months beginning June 1, 2005. If the lease needs to be extended it will be done on a month-to-month basis after the end of the 15 month lease.

### **Brandywine Hospital & Medic 93 Advanced Life Support Emergency Response**

Brandywine Hospital is looking to divest itself of the operation of the Advanced Life Support Services provided by Medic 93 as soon as practical. This service is not in the scheme of the firm that now owns the hospital. Uwchlan Ambulance has proposed to take Medic 93 under its wing to continue service as an agency separate from a hospital-based unit, which has occurred at three other hospitals in the County. Uwchlan Ambulance proposes to create a separate, non-profit corporation once this unit is fully functional. They will have certain capital needs for equipment and vehicles to replace existing equipment which is in need of replacement, approximately \$125,000 in total, and initial start-up operating costs for payroll, etc., which they may receive from the Brandywine Hospital Foundation. They are initially looking for support from the municipalities and the Basic Life Support ambulances for the concept. Uwchlan Ambulance will create a business plan to be circulated among the municipalities served, as well as the emergency service agencies, later this spring or early summer. A request for funding support from the municipalities served will likely be needed. Mr. Piersol said that further information will be forthcoming, but he wanted the Board to be aware of this situation and the need to provide ALS service to our residents.

### **Newlin Subdivision – Preliminary Plan Approval**

Mrs. Smedley reported that the Planning Commission is recommending that the Board of Supervisors grant preliminary plan approval for this subdivision with the condition that all outstanding items in the Yerkes March 21, 2005 are resolved to the satisfaction of Mr. Giannantonio. Vice-Chairman Fischer made a motion to grant preliminary plan approval with the condition that all outstanding items are resolved to the satisfaction of Township Engineer, Al Giannantonio. Mr. Voltz seconded the motion, with all voting Aye.

### **Resolution 05-07 – County-wide Emergency Services Mutual Aid Agreement – continued discussion**

The Board again discussed this Resolution which would formalize the agreement to provide mutual aid to other municipalities in emergency situations. The Board unanimously agreed that at the present time they could not adopt this Resolution because of ongoing discussions with West Brandywine Township regarding their support for the East Brandywine Fire Company. Currently, East Brandywine Township provides the Fire Company with \$50,000.00 a year in

support and reimbursement for their workman's compensation insurance costs. West Brandywine provides approximately \$6,000.00. Ongoing discussions regarding increasing their donation have been unproductive. The Supervisors would like this issue resolved before they formally agree to participate in the mutual aid agreement. A letter will be sent to the County Commissioners explaining the Township's position. Mr. Voltz agreed to draft this letter.

### **Buck Road Bridge Project**

Mr. VanLew is working with Michael Mayhew at Yerkes to re-bid the Buck Road Bridge project. The bid packet should be ready within the next week.

### **Bondsville Road Mill Property**

An RFP for determining the condition of the two bridges on the Mill property has been sent to several engineering firms. Vice-Chairman Fischer asked that more signs be posted around the perimeter of the property so that residents know it is private property and cannot be entered.

### **Township Municipal Complex**

Liberty Environmental will be conducting hazardous material testing on Monday, April 11<sup>th</sup>.

### **Public Comment**

Chairman Kirkner asked if there were any comments from the audience. There were none.

### **Adjournment**

There being no further business, Mr. Voltz moved to adjourn the meeting. Vice-Chairman Fischer seconded the motion, with both voting Aye. The meeting was adjourned at 10:00 A.M.

Respectfully submitted,

Mary Beth Smedley  
Secretary/Treasurer  
East Brandywine Township