

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, March 3, 2005
7:30 AM**

Those in Attendance:

David A. Kirkner, Chairman
Hudson L. Voltz, Member
Scott T. Piersol, Township Manager
Matthew T. VanLew, Roadmaster
Norann King, Secretary
Mary Beth Smedley, Secretary/Treasurer

Absent:

Jay G. Fischer, Vice-Chairman

The Board of Supervisors met in Work Session on Thursday, March 3, 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.

Ripley Conditional Use Hearing

The Board of Supervisors will hold a public hearing on Thursday, April 7, 2004 at 8:30 A.M. to consider the application of Richard Scott Ripley and Christine Michelle Schofield for a conditional use to operate a home chiropractic office at their premises on Osborne Road.

Mr. Ripley plans to renovate the existing garage for use as his office. The area is approximately 449 square feet. Mr. Ripley is the principal practitioner and plans to hire one part-time employee for 16 hours a week. Mr. Ripley indicated there will be no outside storage of any materials associated with the business. The exterior of the office will appear to be a residential dwelling. Access to the office will be via an exterior door on the side of the garage. Two additional parking spaces will be provided on the side of the garage area in addition to residential spaces. Currently, there is seventy feet of available land from the side of the garage structure to the common drive. The parking area will be gravel.

At last evenings meeting, the Planning Commission suggested Mr. Ripley provide a plot plan to the Board showing the septic system, drainage fields, well, and impervious cover on the property. They also suggested that Mr. Ripley provide a sketch of the sign he proposes to erect on the property.

Mr. Piersol asked the Supervisors if they would like Township Solicitor John Halsted to be present at the Hearing. The Supervisors said his presence wasn't necessary.

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Tax Collector's Report

Refuse and Removals Fees

Tax Collector, Patti Piersol provided the following report for the Board.

As of November 11, 2004, the total due on delinquent refuse and recycling fees for the years 2000 through 2004 was \$70,419.12, plus interest.

As of February 28, 2005, \$27,751.15 has been collected. Mrs. Piersol determined that \$3,678.93 was uncollectible. There is still \$35,421.39 owed.

Mrs. Piersol plans to send out a second letter to residents, as a last effort before turning the delinquent accounts over to Mr. Halsted to file municipal liens.

Tax Bills

Berkheimer Associates is completing the final corrections to the information for generating and mailing the 2005 combined bills. Previously, the refuse/recycling bills were mail in mid-February, with the real estate bills in March. Mrs. Piersol has been working closely with Berkheimer client services representatives on reviewing the data conversions, and identifying and correcting errors. They expect to have the bills mailed next week. Berkheimer was concerned they would miss our anticipated mail date; Mr. Piersol advised them that we wanted to reduce the errors. Hopefully, these bills will coincide with the newsletter, which contains an article about the combined tax bill.

Building Committee

Mr. VanLew reported that he and Mr. Piersol have investigated renting 2,600 SF of office space in the Laird Building on Hopewell Road. Chief Kocsi still needs to see the office space. This is probably an easier and less expensive solution than renting temporary office trailers. Mr. Piersol suggested that the DOXS Building on Bondsville Road might be considered. He will contact the owner to discuss the availability of the property.

The Building Committee has been discussing the benefits of partitions offices versus constructing permanent walls for the offices in the Township portion of the building. Mrs. King stated that there are partitions that can be built with windows and locking doors. This would allow additional light to filter into the interior offices spaces. In addition, partitions would offer flexibility of changing office interiors if it is needed for future growth and expansion. Mr. VanLew is concerned that partitions might offer less privacy than constructed walls.

The Supervisors suggested contacting other municipalities that have used partitions to see if they are satisfied with them. They also suggested obtaining prices for partitions. Mrs. King will contact manufacturers to gather further information for the Supervisors. Mr. Voltz said that if the Committee plans to visit a partition manufacturer he would like to be included.

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Whitaker Property

John Snook and Kevin Anderson of the Brandywine Conservancy provided the Supervisors with an update on their discussions with the Whitaker family regarding the purchase of conservation easements on their farm off of Creek Road and Dowlin Forge Road in the eastern portion of the Township.

Mr. Snook stated that Brandywine Conservancy conducted a site analysis, looked at woodland resources and biotic quality on the property, and toured the site with members of the Whitaker family on February 8th. He stated that the barn and house are in fairly good condition. The house was built in 1732. The barn was built in 1810, has a roof in good repair and houses approximately 30 antique carriages. The Whitakers are interested in considering a plan for the property where they would retain the house and surrounding buildings on a 10 acre parcel, place conservation easements near Creek Road and Dowlin Forge road to protect the view shed, and construct a limited number of homes toward the back of the property

Mr. Snook discussed what the yield might be for the property if it were developed as a By-Right plan in the R-1 Zoning District and using the R-1 cluster option. He also discussed a plan where most of the property would have conservation easement with a small number of homes toward the back of the property. 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. Mr. Snook stated there might be grants available to help offset the cost of purchasing conservation easements.

The Board of Supervisors authorized Mr. Snook to continue his discussions with the Whitaker Family regarding a plan for their property.

Brandywine Wallace Elementary School

Mr. Voltz and Mr. Piersol attended the February 23rd DASD Facilities Committee meeting. The School Board recommended that the Facilities Committee proceed with authorization for DWKCB Architects to develop a proposal for an alternative school site in Wallace Township. While the issue of evaluation of the Wallace site was approved, the School Board never took any official action on the Brandywine Wallace site.

At the Planning Commission meeting, Mr. Lappano stated that PA DEP requires a peak discharge flow of 14,800 gpd or 20/gallons/person/day, in accordance with Chapter 73. Dr. David Sheridan from Aqua Cura investigated areas on the school site that might be appropriate to dispose of the effluent. It is his opinion that there is not sufficient land area on the site to accommodate the treated wastewater based on DEP requirements.

The School District might be able to install a septic system under Chapter 71, but additional testing would need to be done that could be time consuming and costly. In addition, treating the sewage on site would require hiring a plant operator to be on-site seven days a week, another very expensive option. It is difficult for small systems serving schools to meet the required

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nitrogen limit since they have minimal use on evenings, weekends and in the summer. There is the risk that the system may not work.

The School District is still investigating other options including treating the effluent at the Community Park and buying property from a developer.

Mr. Lappano will attend the next Municipal Authority meeting on March 8, 2005 at 7:30 A.M. to continue this discussion. Mr. Piersol plans to attend the next School Board meeting to answer any questions the Board may have regarding this issue.

Waring Drive Interconnection

A meeting will be scheduled within the next several weeks with representatives of the Keats Glen Homeowner's Association, the Township and Brandywine Regional Police Department to discuss if Waring Drive will connect to the proposed Lyndell Pointe development or whether traffic calming solutions will be recommended.

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. Chairman Kirkner seconded the motion, with both voting Aye. The meeting was adjourned at 9:20 A.M.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township