

London Britain Township Board of Supervisors Meeting

March 12, 2018 approved 4/9/18 BOS mtg

Conditional Use Hearing Stipick

Glenn Frederick, Chairman of the Board of Supervisors opened the hearing at 7:00 PM. In attendance were Supervisors Aileen Parrish and Chris Whetham, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Planning Commission members Les and Stephanie Town and several residents.

Tom Oeste stated that Ms. Stipick would like to subdivide her property TP#73-3-31.1 located at 1732 Flint Hill Rd. into 3 lots without complying with Article 6. Tom Oeste presented exhibits.

Deborah Stipick's Attorney Mr. Knauer and Ms. Stipick gave their intent to subdivide the property into 3 lots which includes the existing house improvements on one of the lots.

- Lot 1-1.82 ac. with a proposed residence
- Lot 2-4.64 ac with the existing residence and 50' strip existing driveway
- Lot 3- 1.30 ac. with a proposed residence

A sketch plan dated 9/19/17 had been presented to the Township Planning Commission for review. A review letter from the Planning Commission of the 9/19/17 sketch plan has been received. Township Engineer Ron Ragan reviewed the 9/19/17 sketch plan. Mr. Crossan of Crossan Raimato presented a revised (2/15/18) sketch plan to the Board of Supervisors. The revised sketch plan notes 3 of the Conditional Use requirements that Township Engineer Ron Ragan proposed in his review letter. The 4th Conditional Use requirement noted on Township Engineer Ron Ragan's review letter discussed the decision to use Article 4. Mr. Crossan stated that the decision to use Article 4 on this subdivision is based on the small 8 acre size of the property. Article 6 is for larger properties and is not practical for this property.

The Hearing was closed at 7:30pm. The decision will be given on 4/23/18 at the Board of Supervisors meeting.

-1744 Flint Hill Property owner asked to be a party to the Stipick Conditional Use hearing.

Conditional Use Hearing Herr/Small

Glenn Frederick, Chairman of the Board of Supervisors opened the Hearing at 7:30 PM. In attendance were Supervisors Aileen Parrish and Chris Whetham, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Planning Commission members Les and Stephanie Town and several residents.

Tom Oeste stated that Brian Small & Mildred Herr would like to subdivide the 47.9 ac tract of land, TP# 73-6-2 located at 1342 New London Rd., owned by his grandmother Mildred Herr. The 2 acre lot will be sold to Brian Small and a building lot will be used for a single family home.

Brain Smalls attorney Mr. Knauer gave their intent to subdivide the property into 2 lots.

- Lot 1-2 ac proposed single family residence
- Lot 2- 45.9 ac

Mr. Crossan of Crossan Raimato presented a sketch plan to the Board of Supervisors. The sketch plan was previously presented to the Township Planning Commission. A Township Planning Commission review letter has been received. The Township Engineer Ron Ragan reviewed the sketch plan. Mr. Crossan addressed the 6 items listed on Township Engineer Ron Ragan's review letter. The current property has been in the family for many years under Act 319 and because it is under Act 319 Article 4 not Article 6 is the best way to go. Glenn Frederick discussed the Planning Commission recommended conditions for the property listed on their 2/27/18 review letter. Aileen Parrish asked for clarity on why the applicant is not going to subdivide under Article 6. Mr. Crossan stated that the time, money, expense and practicality to go in under Article 6 is a reason they are applying under Article 4.

The Hearing closed at 8:23pm. The decisions will be given on 4/23/18 at the Board of Supervisors meeting.

Board of Supervisors Meeting

Glenn Frederick, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 8:46 PM. In attendance were Supervisors Aileen Parrish and Chris Whetham, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Planning Commission members Les and Stephanie Town and several residents.

Road Report

Joe Ferguson read the February 2018 Road Report (report attached).

2018 Road projects

The Board discussed the 2018 road projects with Nette Stejskal and Joe Ferguson.

Morgan Hollow Subdivision roads, Flint Hill Rd, Stoney Ridge and Millstone Rd and Elbow Lane

The Board decided the 2018 road projects will include:

- Morgan Hollow roads
- Flint Hill Rd from pipeline to Rt 896 & 896 to Bill Hutchings mill & patch and chip seal from the Franklin Township line to Bill Hutchings
- Stoney Ridge & Millstone double chip seal

Glenn Frederick made a motion to advertise the Road project bids for opening on 4/9/18.

Chris Whetham seconded and the motion carried unanimously.

*There being no further business Nette Stejskal left the meeting at 9:40pm.

Park Report

Joe Ferguson read the February 2018 Park Report (report attached).

*There being no further business Joe Ferguson left the meeting at 9:40pm.

Zoning Report

Dave Gargula noted there were 2 Building permits issued for February 2018.

BP#18-2 Broadbent 9 Hunters Run solar

BP#18-5 Trull/Williams 120 Penn Green Rd hoop house/run in shed

Other Zoning Matters

*There being no further business Dave left the meeting at 9:45pm.

Subdivision and Land Development

Old Business

New Business

Resolution #18-11- Glenn Frederick read Resolution #18-11 which authorizes West Grove Fire Co to designate EMS providers for London Britain Township. Glenn Frederick made a motion to adopt Resolution #18-11 as read. Chris Whetham seconded and the motion carried unanimously. West Grove Fire Chief Justin Gattorno discussed with the Board the benefits of this designation.

Resolution #18-12- Glenn Frederick read Resolution #18-12 which appoints members and an Attorney to the Township Uniform Construction Code and Property Maintenance Code Board of Appeals for a one (1) year term ending 12/31/2018.

Members: Joe McNelis, Bruce Yost, Les Town, Bill Maslanka

Attorney: Stacy Fuller

Chris Whetham seconded and the motion carried unanimously.

Minutes

2/12/18- Glenn Frederick made a motion to adopt the minutes of 2/12/18 as corrected. Aileen Parrish seconded and the motion carried unanimously.

2/26/18- Glenn Frederick made a motion to adopt the minutes of 2/26/18 as corrected. Aileen Parrish seconded and the motion carried unanimously.

Business From the Floor

Township resident Lorna Wohl is the new Emergency Management deputy for Chuck Freese the Township Emergency Management Coordinator.

Adjournment

Glenn Frederick made a motion to adjourn the meeting at 10:17 PM. Chris Whetham seconded and the motion carried unanimously.