

London Britain Township Board of Supervisors Meeting

June 13, 2016 approved 7/11/16 BOS mtg

Conditional Use Hearing (cont'd)- David Owens, Chairman of the Board of Supervisors opened the Conditional Use Hearing at 7:09 PM. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Township Engineer Pat Walsh, Roadmaster Joe Ferguson and several residents.

David Owens noted that the review letter from Chester County was received. David Owens discussed Xmas parties and those type of events. Dave Gargula stated that the Township is trying to regulate the health, safety and welfare of all residents during planned events. It may not be convenient for some residents but making sure that parking and safety and some other requirements make the event safe is most important. Glenn Frederick stated that Chester County did not see this as a stand-alone Ordinance and it is a stand alone Ordinance. Aileen Parrish stated that we were prepared to enact the Ordinance at the last hearing but did not have receipt of the County review. David Owens closed the hearing at 7:14pm.

Board of Supervisors Meeting

David Owens, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:16 PM. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Township Engineer Pat Walsh, Roadmaster Joe Ferguson and several residents.

Special Events Ordinance #16-1 Glenn Frederick made a motion to adopt Ordinance #16-1. Aileen Parrish seconded and the motion carried unanimously.

Road Report

Joe Ferguson read the May 2016 Road Report (report attached).

Aileen Parrish noted that the Good Hope Rd prep work looks great. Paving is still scheduled for the end of June 2016.

The Board approved soffit placement on the shed at an approximate cost of \$600.

Park Report

Joe Ferguson read the May 2016 Park Report (report attached).

There being no further business Joe Ferguson left the meeting at 7:21pm.

Zoning Report

Dave Gargula noted there were 6 Building permit issued for May 2016

BP# 16-7	Smalls	302 Glen Rd	barn
BP#16-29	Kaveman	125 Crestwood Rd	roof solar
BP#16-33	Evers	121 Stoney Ridge	expand crawl space
BP#16-34	Coutreau	1405 Flint Hill Rd	carport
BP#16-35	Spencer	105 Fennec	inlaw suite addition
BP#16-36	Schroeder	115 Mercer Mill	drive pipe work

Other Zoning Matters

Dave Gargula read miscellaneous complaints from May 2016 (report attached)

Dave Gargula reported that the company that operates the cell tower in White Clay Creek Preserve called about permits to add antennas to the tower. Aileen Parrish

reminded Dave Gargula that the only use allowed at that tower is for emergency purposes, no commercial uses. Dave Gargula will contact Shane Morgan at the White Clay Wild and Scenic organization for more information on the allowed uses of the tower.

Subdivision and Land Development.

Kraus Subdivision- Glenn Frederick made a motion to accept the extension of the Kraus Subdivision until September 15, 2016. Aileen Parrish seconded and the motion carried unanimously.

Caligiuri Conditional Use Decision Resolution #16-13- Aileen Parrish and David Owens read Resolution #16-13. The Board grants the Application subject to strict compliance with the following conditions:

1. During land development review, the Applicant shall consider and present to the Township alternate configurations of Lot 1 which would widen the long, narrow strip connecting the septic area. The Lots shall be reconfigured if an alternative configuration is agreed to by the Applicant and Township.

2. An easement, in form and substance satisfactory to the Township, shall be conveyed to the Township for 20-foot wide drainage easement crossing Lots 1 and 2 as depicted on Exhibit A-2. The easement shall be recorded with the final subdivision plan.

3. A note shall be added to the subdivision plan and the deed for Lot 1 shall include a provision requiring regular lawn mowing and maintenance of the strip connecting the main part of Lot 1 to the absorption field. The strip and absorption field area shall be maintained and mowed consistent with the main part of Lot 1 and Township ordinances.

4. The septic systems shall be conventional in-ground systems. The primary and replacement absorption areas shall be permanently marked in the field by a method approved by the Township Engineer, which at a minimum shall be iron pins set at each corner of the areas. Disturbance of the replacement areas shall be prohibited in perpetuity by a restriction in the deed for each Lot.

5. The location of the potable water well for Lot 1 shall be shown on the subdivision plan. The location shall comply with the required minimum isolation distance from sanitary sewer facilities and property lines.

6. The deeds for proposed Lots 1 and 2 shall include a restriction prohibiting subdivision of each lot, a reference to the easement required by Condition 2 hereinabove and the requirements set forth in Conditions 3 and 4 herein above. Proposed deeds shall be submitted to the Township for approval with the subdivision application. Copies of the recorded deeds shall be submitted to the Township within 30 days of recording.

7. The existing fence shown on the Plan in the rear yard of Lot 1 and in the Lot 1 strip area shall be removed or moved to the property line between Lots 1 and 2.

8. Applicants shall comply with the recommendations of the Township Planning Commission included in its correspondence dated April 26, 2016 (Exhibit B-6).

9. During the subdivision review process, Applicants shall address and comply, as necessary, with the recommendations and comments of the Township Engineer included in his correspondence dated May 18, 2016 (Exhibit B-7).

10. Except to the extent inconsistent with any of the foregoing conditions, the Applicant and the use and development of the Lots shall strictly comply with the representations and commitments made in the testimony and exhibits presented at the Hearing.

11. This Decision and Order and the conditions hereof shall bind the Property, Lots, the Applicant, all owners of the Property and Lots and the Applicant's successors and assigns to the Property and Lots, in perpetuity.

The Applicants shall express to the Board in correspondence delivered to the Township office within 10 days of the date of this Decision its full and complete consent to the conditions specified herein above or the Application is denied; the Board expressly finding and concluding that the Application, in the absence of compliance with the said conditions, is inconsistent with or in violation of the standards, criteria, purposes and policies codified in the Zoning Ordinance. In the event the conditions are not accepted in full or an appeal is taken, the Board retains jurisdiction and shall supplement this Decision and Order with Findings of Fact and Conclusions of Law in support of the denial of the Application.

David Owens made a motion to adopt Resolution #16-13 as read. Glenn Frederick seconded and the motion carried unanimously.

Minutes

5/9/16 minutes- David Owens made a motion to adopt the minutes of 5/9/16 as corrected. Aileen Parrish seconded and the motion carried unanimously.

5/10/16 minutes- David Owens made a motion to adopt the minutes of 5/10/16 as read. Aileen Parrish seconded and the motion carried unanimously.

5/23/16 minutes- David Owens made a motion to adopt the minutes of 5/23/16 as corrected. Aileen Parrish seconded and the motion carried unanimously.

New Business

Old Business

Business From the Floor

Dan Doherty 128 Woodhaven Rd. proposed that a date be given to have the basin converted in Meadows II. Glenn Frederick stated that the Township attorney is going after the bond for Meadows II. The basin will be converted at some point. Placement of a fence by Dan Doherty around the sediment basin which has water in it was discussed. Carolyn Matalon will review this with Tom Oeste. Were Woodhaven and Riverwood both dedicated? Carolyn Matalon will research this.

There being no further business Dave Gargula and Pat Walsh left the meeting at 8:35pm.

Adjournment

Aileen Parrish made a motion to adjourn the meeting at 8:48 PM. David Owens seconded and the motion carried unanimously.