

**LONDONDERRY TOWNSHIP (LDT)  
BOARD OF SUPERVISORS' (BOS I) MEETING MINUTES  
TUESDAY, DECEMBER 11, 2018**

**CALL TO ORDER:** Supervisors Lou Simone, Richard Brown and Gene Wier were in attendance. Lou Simone opened the meeting at 7:33 PM in the Municipal Building.

**PUBLIC COMMENTS:** Charlie Gerbron, MacElree Harvey Attorneys, attorney for Brian Campbell addressed the BOS regarding Mr. Campbell's proposal to revise Honeycroft's approved plans. Mr. Campbell would like to construct single-family detached dwellings rather than the townhouses and cottages that were initially planned. Mr. Gerbron distributed to the Board copies of a document entitled "Proposed Text Amendment Relating to Zoning Ordinance Section 170-45.1(G)(2)(e)". In this letter dated 12-11-2018 Brian Campbell requests BOS consideration of an amendment to the Zoning Ordinance to allow for side-yard setbacks of 5 feet rather than 10 feet as documented on the approved plans. The proposed Ordinance Amendment was enclosed for BOS review and Mr. Gerbron has been in contact with Stacey Fuller to discuss this potential option. Further Mr. Campbell has contacted Cochranville Fire Company and agreed to modify the home exteriors with fire proofing material(s). This proposal will decrease the number of units but will not impact negatively regarding Fair Share. Rich Henryson noted a Conditional Use Hearing would be necessary. The BOS agreed to review the materials and thanked Mr. Gerbron for coming.

**BOS II MEETING MINUTES – NOVEMBER 13, 2018:** Lou Simone made a **MOTION** to approve the Minutes from November 13, 2018 as submitted. Gene Wier seconded the motion. The vote was 3-0 for approval.

**TREASURER'S REPORT - NOVEMBER, 2018:** The BOS reviewed the Treasurer's Report as submitted. Alison Emmons explained LDT had received an \$11,000 Earned Income Tax (EIT) bonus from Lancaster County Tax Collection Bureau (LCTCB) based on a per cent of 2017 disbursement funds from 2004 – 2011. The BOS noted the repair expenditures for the yellow truck (\$11,000) and Ms. Emmons explained there would be a similar expenditure for the red truck as well. These expenditures will be disbursed through the Liquid Fuels Fund. Richard Brown noted the Payloader was still not functioning properly.

**OPEN SPACE LOANS (2):** Lou Simone reminded the BOS that at the last meeting there was discussion regarding paying down one of the two Open Space Loans. Lou Simone made a **MOTION** to decrease the Open Space Loan with the highest interest rate by \$50,000.00. Gene Wier seconded the motion and the vote was 3-0 in favor.

**INFORMATION ONLY ITEMS:** The BOS noted these payments received by LDT:

ACT 101 RECYCLING REIMBURSEMENT FOR 2016: \$2,001.00

PA STATE POLICE FINES PAYMENT: \$786.13

NOTICE OF VERIZON 3 QTRS. FRANCHISE FEE: \$6,453.36

PennDOT 2018 – 19 WINTER AGREEMENT: \$21,875.22

**TOWNSHIP REPORTS:**

**A. ZONING OFFICER / BUILDING INSPECTOR REPORT – NOVEMBER,**

**2018:** Lou Simone read from Bill Beers' November Report as follows: Two (2) Building permits were issued with One (1) Building permit pending; One (1) exempt Stormwater permit and One (1) shed permit was issued. Total permit fees collected were \$1,340.00. Five (5) Use and Occupancy permits were issued which included Two (2) Re-sale/rental U & O permits and Three (3) Regular U&O permits. There were Nine (9) various construction inspections. Census Form C-404 and the Chester County Permit Summary were submitted. Lou Simone will follow up with Mr. Beers on the Morales issue since Mr. Morales lives in Lancaster County. Mr. Beers contacted the realtor about the old Tavern (Hood Road at Rt. 41) regarding a U&O inspection for the rental of the house and barn. No inspection schedule has been set and Mr. Beers will contact the realtor again in 3 weeks.

Regarding 188 Baker Road Mr. Beers issued a Road Occupancy permit since the existing driveway is not for the 188 Baker Rd. property. Mr. Beers posted the Micolucci property and attended a PennDOT 5 Year Plan Meeting for Chester County road improvements.

**B. ROADMASTER:** Roadmaster Darryl King has been working on snow equipment and Emergency Management issues. He has begun labeling the Municipal Building electrical and plumbing equipment and location. The BOS discussed the purchase of a back-up propane backed generator, a dehumidifier for the garage, and insulated replacement garage doors. It was noted the existing garage doors are in excess of 40 years old.

Secretary Hearne was requested to contact Jeff Bratton for a recommendation on the doors. Regarding the generator Richard Brown suggested the generator specifications should include automatic start up, maintenance contract (inspected every 6 months) and the dehumidifier should have adequate capacity and an extended warranty.

**C. EMERGENCY MANAGEMENT (EM):** Lou Simone and Chuck Freese met recently to discuss Township emergency management regulations. Mr. Simone will put together a packet for the BOS explaining items LDT should purchase and have on hand to comply. There are small items such as vests, cones, barriers, rechargeable flashlights and flares, clip boards and pencils, etc. A cabinet designated for Emergency Management information and items only will be purchased and stocked. Mr. Simone stressed LDT is obligated to do this in an effort to "Be Prepared" for any emergency.

**D. PLANNING COMMISSION (PC):** The PC Meeting scheduled for November was cancelled but a Workshop was held with BOS & PC members attending

to discuss the Micolucci garage project and Windurra. The December PC Meeting will be cancelled. The BOS **AUTHORIZED** Stacey Fuller to advertise both the Proposed Equine Ordinance and the Windurra Conditional Use Hearing for December 27, 2018 at 7:30 PM.

- E. OPEN SPACE COMMITTEE (OSC):** The OSC did not meet in November nor will it meet in December..
- F. HISTORICAL COMMITTEE (HC):** The HC met in November to discuss the former Daleville Store, the Ramsay School House and the former Tice property. There will not be a HC meeting in December. The next HC Meeting will be on Tuesday, January 22, 2019.
- G. WEBSITE:** An Emergency Management page was added to the Website under the Township Business heading. **FACEBOOK:** Gene Wier created and designed a Facebook page as a vehicle to disseminate emergency and general information. Rob Linenbaugh of the Cochranville Fire Company alerted the Township to a new digital sign in front of the firehouse. He has extended an invitation to place Township newsworthy events on their sign for distribution to a wider audience. The BOS thanked CFC for their offer of assistance.

#### **OLD BUSINESS:**

- A. PennDOT RT 41 & RT 926 ROUNDABOUT LETTER RE: SIDEWALKS:**

Richard Brown requested a letter be sent to PennDOT regarding no need for sidewalks at the proposed Rt. 41 and Rt. 926 Roundabout (dated 11-15-2018). He explained that LDT should receive before Christmas the final preliminary plans for the roundabout. He distributed some information to the other two supervisors and noted that construction may begin in 2019 and completed in 2020. In addition Dr. Brown noted that it might be wise for LDT to hire its own expert engineer with expertise in roundabouts. He suggested Mark Johnson, out of Wisconsin, who has a good reputation and comes highly recommended. He could review the plans and advise PennDOT of any issues which might be a problem. The cost of this analysis (maximum of \$23,000) would be shared by LDT and paid from the Traffic Improvement Fund (\$43,000 has already been set aside for this purpose) and S.A.V.E. The BOS were encouraged to look over the information supplied. Lou Simone responded the Township needs to be certain the roundabout is done properly and felt the BOS should go forward. Therefore, Richard Brown made a **MOTION** to approve a maximum expenditure of \$22,000 from the Traffic Improvement Fund for the purpose of identifying any problems with the roundabout. Gene Wier seconded the motion and the vote was 3-0 in favor. **Dick, is this the correct wording for the MOTION???**
- B. MICOLUCCI ZONING HEARING BOARD (ZHB) RESULTS:** The Micolucci ZHB Hearing was held on November 29, 2018 in the Municipal Building of the Township. At the conclusion of the Hearing the ZHB granted a variance with the following conditions:
  - 1. The Applicants and the proposed accessory dwelling shall comply with the requirements, representations and commitments set forth in the testimony and exhibits presented at the hearing.

2. The Applicants and the proposed accessory dwelling shall specifically comply with Section 170-124.C(1) which requires that the accessory dwelling be occupied by a person or persons related by blood, adoption and/or marriage to the owner-occupant.
3. Except as permitted by the variance granted by this decision, the Applicants and accessory dwelling shall comply in all respects with all ordinances and regulations of Londonderry Township and with all applicable provisions of any statute, ordinance or regulation of any municipal or governmental body having jurisdiction over the use of the property and the construction of the accessory dwelling.

**C. MICOLUCCI PROJECT BOS APPROVAL:** Lou Simone read the conditions as written above to the audience. The BOS stated they were in agreement with the findings of the ZHB.

**D. OLD COPIER:** As there was no response to the advertisement on Craig's List, the BOS suggested Secretary Hearne reach out and offer the old copier to various individuals and groups in the area. It was suggested the offer be extended to Darryl King, a local church, West Fallowfield Christian School in Atglen or Bethany Christian School in Oxford.

**E. NEW COPIER:** No delivery, installation or training date has been set at this time.

**F. WINDURRA – ORDINANCE AND CONDITIONAL USE HEARING:** The BOS authorized LDT attorney, Stacey Fuller, to provide Notices and advertise for the Ordinance Hearing and Conditional Use Hearing for Windurra and set the date for both Hearings on Thursday, December 27<sup>th</sup> at 7:30 PM.

#### **NEW BUSINESS:**

**A. EMERGENCY MANAGEMENT ISSUES:** This topic was discussed earlier in the meeting.

**B. TOWNSHIP BUILDING MATTERS –Enhance the Entrance Sign:** Lou Simone suggested the Township could use a magnetic message sign located at the entrance to the driveway of the municipal building. The sign would alert/remind Township residents passing by on Daleville Road of upcoming meetings and events. This would be an enhancement to the existing sign built years ago as an Eagle Scout project. Secretary Hearne was requested to approach KC Signs for an estimate on design, cost and construction parameters.

**Cleaning of Municipal Building:** It has been suggested that the building could use a more thorough cleaning once or twice a year – i.e. washing of windows, shampooing of carpets (possibly Stanley Steamer), etc. Janice Hearne and Alison Emmons will draw up a cleaning list and communicate with Karen who currently cleans the public areas and office once a month.

**File Cabinets:** Lou Simone noted the need for a cabinet specifically designated for Emergency Management supplies and instruction documentation. Following Alison Emmons' Municipal Records recent retention and discard activities, it has become apparent the Township needs additional filing cabinet storage capability for plans and

development document retention. Under consideration were several (3-4) additional filing cabinets of varying sizes. Suitable cabinets and their location will be determined.

- C. SNOW PLOW DRIVERS & ROADMASTER - 2019:** Lou Simone explained he had been in contact with Gary Clanton, a local landscaper, who is interested in plowing LDT roads next year. However, Mr. Clanton is NOT interested in the Roadmaster position. Lou Simone will contact Mr. Clanton for further discussion in the spring of 2019.

**Additional Discussion:** Gene Wier announced the GaGa Pit, approved by the BOS and offered as an Eagle Scout project, will be installed in the spring.

**ANNOUNCEMENTS AND CORRESPONDENCE:**

- A. PLANNING COMMISSION MEETING: No PC or Task Force Meeting in December.**
- B. OPEN SPACE COMMITTEE: No OS Meeting in December.**
- C. HISTORICAL COMMITTEE MEETING: No HC Meeting in December.**
- D. OFFICE CLOSED – Christmas Eve, Christmas Day, and December 26<sup>th</sup>.**
- E. BOS II End-of-Year MEETING: Thursday, December 27, 2018 at 7:30 PM.**
- F. ORGANIZATION & BOS I MEETING: Monday, January 7, 2019 at 7:30 PM.**

**PAY BILLS:** Bills were reviewed and paid in the usual manner.

**ADJOURNMENT:** As there was no further business before the BOS a **MOTION** was made by Louis Simone and seconded by Richard Brown to adjourn the meeting at 8:45 PM. The vote was 3-0 in favor.

Respectfully submitted,

Janice H. Hearne  
Administrative Secretary