

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
Smith Mansion Oakbourne Park 1014 South Concord Road  
April 2, 2007 7:30PM

In attendance were Supervisors Chair Carol De Wolf, Vice-Chair Thomas A. Foster and Police Commissioner Charles Barber; Township Manager Robert Layman; Township Building Inspector John Wilson; Township Roadmaster Mark Gross; and Township Planning Commission Member Kevin Flynn; Parks Advisory Group Chairman Rob Upton; and Oakbourne Mansion Commission Chairman Jason Lisi. There were nine guests in attendance.

**I. Call to Order.**

As there was a quorum present Chair De Wolf led those present in the Pledge of Allegiance and called the meeting to order (7:29PM).

**II. Approval of Minutes (March 19, 2007 Regular Meeting).**

As Ms. De Wolf was not present at the March 19<sup>th</sup>, 2007 meeting she abstained from voting.

Mr. Foster made a motion, seconded by Mr. Barber, to approve the minutes of the March 19, 2007 regular meeting. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the minutes as presented.

**III. Departmental Reports.**

**A. Township Building Inspector – John Wilson.**

Mr. Wilson reported on the March activities of the Building Department. He stated that Westtown School is moving forward with the faculty housing on Westtown Road and will apply for a building permit in the near future. Mr. Foster asked if the sanitary sewer for the housing has been resolved. Mr. Wilson responded that it had. Mr. Foster asked for an update on the Gate House. Mr. Wilson stated that he and Mr. Layman had met with the contractor who has agreed to finish most of the outstanding items. Ms. De Wolf stated that the Township is intending to rent the Gate House and anyone who is interested, please contact Mr. Layman.

**B. Township Roadmaster- Mark Gross.**

Mr. Gross stated that as there were more ice storms than snow storms this season he will need to purchase more salt under our contract. Mr. Gross thanked the Board for the new equipment that was purchased this year and the ability to hire extra help for plowing. He stated the Department has been cleaning up around the old police/administration building to have the property ready for sale. He also stated that the copper levels at the Westtown-Chester Creek plant are improving but that the warm weather will be the test. Mr. Gross said the Department has included mapping of Westtown Mews and Summit House in the Township's GIS program, even though it is not our system, as it is necessary to know the location of the pipes and manholes.

**C. Township Planning Commission – Kevin Flynn.**

Mr. Flynn stated that the Commission is moving forward with the proposed zoning amendments for the A/C District and hopes to complete them at this week's meeting. The Commission will also be reviewing the lot line revision plan for Westtown Mews and the Swiss Farms Land Development Plan. The Planning Commission will also review the Conditional Use application for Fair Share Properties who are proposing a bank/office building on the Orvis Tract. Ms. De Wolf stated that she would like an analysis of the potential total density of the Crebilly tract, not just the CCRC portion. Mr. Layman will contact Mr. Snook concerning this request. Ms. De Wolf said she has noticed that the Papenfuss tract, located at 1006 Wilmington Pike is for sale and asked if any plans have been received for the property. Mr. Flynn responded no.

**D. Parks Advisory Group – Rob Upton.**

Mr. Upton reviewed the March 13<sup>th</sup> Parks Advisory Group meeting. He stated that there are two new members in the Group. The Parks Advisory Group heard a proposal from Eagle Scout Michael Simonson, to relocate the fire circle from behind the water tower to an area across Colony Lane. Parks Advisory agreed that this was a worthwhile project and made several suggestions to the scout including having water stations placed near the fire pit. The Commission also discussed possible future activities for the park. Mr. Layman said Eric Mercurio, of ByThezip.com, an event promoter, will speak to both Parks Advisory and the Oakbourne Mansion Commission at their April 10<sup>th</sup> meetings. He also stated that Jaya Roberson, 1023 Farm Lane, presented a proposal to have chess lessons at the Mansion and was informed that this would have to be a paid event as there is a fee involved for the lessons.

**E. Oakbourne Mansion Commission – Jason Lisi.**

Mr. Lisi stated there are seven members on the Commission and the group has held two meetings. The following sub-committees were created; renovations, marketing, grant applications, and business development. He announced that the Oakbourne Mansion will be included in the Chester County Day Tour to be held this year on Saturday, October 6<sup>th</sup>. Mr. Lisi presented two recommendations to the Board. The first was a request by Fannavision, Inc., affiliated with BAM to use Oakbourne Park and Mansion for a film. The Commission is recommending the filming conditioned on a \$5,000 cost per day, proper insurance and security during filming. Ms. De Wolf asked if the Water Tower would be involved. Mr. Foster stated it does not appear to be but pyrotechnics will be used during filming. Ms. De Wolf stated that Oakbourne is an historic Mansion and park and she does not want them associated with Bam. She has seen their work and knows the problems their filming creates. Mr. Foster said he was in agreement with Ms. De Wolf. Mr. Barber said BAM has caused problems in West Chester and he is not interested in having them film at Oakbourne. Mr. Lisi stated that the Commission recommended the filming because of the revenue it would generate. Ms. De Wolf said the revenue does not justify using Oakbourne. Ms. De Wolf said the strong comments from the Board indicate that we are not interested. Mr. Lisi said the Commission is recommending that the Mansion be placed on the State/National Historic Register. Mr. Foster said that Patrick McDonough, a member of the Commission, is working on this, and he has asked Patrick to provide the Board with additional information before they make a decision. Ms. De Wolf said she would be in support of this but would also like more information. Mr. Foster stated that the Commission will be holding events around Chester County Day to showcase the Mansion. Mr. Lisi said a "Muddy Shoe Preview" will be held on May 11<sup>th</sup> between 2:00Pm – 4:00Pm to give event planners, promoters, caterers, etc, a chance to view the Mansion as a potential facility for various functions. Mr. Lisi stated that he is creating a website for the Mansion which he will donate to the Township.

**IV. Public Comment Non-Agenda Items.**

Mr. Craig Kalemjian, representing the Robinson Family, stated he would like to address the questions at the March 21<sup>st</sup> Planning Commission meeting concerning the use of the property west of the proposed CCRC. Mr. Kalemjian said a proposal has been submitted for 13 large lots (9 to 16 acres). The proposal for the 60 plus acre tract on the on the west side of S. New Street is for 8 sections of cluster housing with 3 homes in each cluster. Presby Homes in planning on filing for a Conditional Use Hearing in June and the Robinsons plan to file at the same time. Mr. Kalemjian asked if he could receive a copy of Mr. Snook's March 30<sup>th</sup> memo to review. Mr. Foster stated that the Board is aware of the proposal for large lots and asked about the conservation easement that is being considered. Mr. Kalemjian said this is being discussed with several conservation groups.

**V. Old Business.**

There was no old business at this time.

**VI. New Business.**

**A. Adopt Ordinance 2007-3 The 2006 International Property Maintenance Code.**

**B. Adopt Ordinance 2007-4 The 2006 International Residential Code.**

**C. Adopt Ordinance 2007-5 The 2006 International Building Code.**

Mrs. De Wolf asked if one motion would be acceptable for adoption of all the codes. She was advised it would be. She stated that the Township needs to update its building codes as we are still under the 1996 codes. Mr. Foster said the Township does have a property maintenance code and feels that the new code will cause the Township to be in the middle of neighbor disputes. He would like to avoid this. Mr. Wilson said the ordinance will not change this situation because with or without the ordinance this is something the Township cannot avoid.

Mr. Barber made a motion, seconded by Mr. Foster, to adopt Ordinance 2007-3 the 2006 International Property Maintenance Code, Ordinance 2007-4 the International Residential Code, and Ordinance 2007-5 the 2006 International Building Code. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously adopted the ordinances.

Mr. Wilson stated that the ordinances included fee schedules as appendages and questioned if they were being adopted. Mr. Layman responded that the ordinances the Board has adopted do not include the fee schedules and stated that the Township maintains its own schedule of fees.

**D. Approve URS Proposal On-Lot Sewage Management Program.**

This item was tabled.

**E. Accept Preliminary Plan Tract 2007-1 WAWA 1501 West Chester Pike.**

Mr. Foster made a motion, seconded by Mr. Barber to accept Tract 2007-1 WAWA as preliminary and pass to the Planning Commission for review. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously accepted the preliminary plan.

**VII. Public Comment (all topics)**

Alice Calvert, 926 Hunt Drive stated she felt the proposed WAWA would be a deterrent to residents of the apartments being constructed on Manley Road. Mr. Foster responded that the apartments were in East Goshen. Mr. Layman said East Goshen has been informed about the WAWA and will have an opportunity to present any concerns they have to Westtown.

**VIII. Payment of Bills.**

Mr. Barber made a motion, seconded by Mr. Foster, to approve payment of the bills. The Board of Supervisors unanimously approved payment of the bills as presented.

**IX Adjournment.**

On the motion of Mr. Barber, seconded by Mr. Foster, the meeting was adjourned at 8:32 Pm.

Respectfully Submitted,

Robert Layman,  
Township Manager

