

WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS
688 SUGARTOWN ROAD, MALVERN, PA
MAY 23, 2022, AT 7:00 PM

The Regular Meeting of the Willistown Township Board of Supervisors came to order at 7:00 PM. Supervisors Robert T. Lange, Molly H.B. Perrin, and William R. Shoemaker were present. Also present were Township Manager Sally Slook, Police Chief Robert Klinger, Lt. Jeff Heim, and Solicitor Bill Christman. Director of Planning and Zoning Bob Smiley and Public Works Director George Martynick joined via Zoom.

Chief Klinger led the Pledge of Allegiance and led a moment of silence for military personnel, first responders, and the people of Ukraine.

Announcements - The Board of Supervisors met in Executive Session prior to the meeting to discuss personnel matters. Supervisor Shoemaker announced Township Manager Sally Slook is leaving her position as of August 2022. Ms. Slook thanked the Board, the Willistown community, the staff, and Solicitor Christman for the opportunity to work at the Township. Supervisor Shoemaker stated she would be missed, and the Board will start the process of finding a new Township Manager immediately.

New Business

Minutes – Supervisor Perrin moved to approve the meeting minutes of May 9, 2022. Supervisor Lange seconded the motion. There were no comments from the Board or the public, and the motion carried 3-0.

Expenditures - Supervisor Perrin moved to approve the list of expenditures and interfund transfers dated May 20, 2022. Supervisor Lange seconded the motion. There were no comments from the Board or the public, and the motion carried 3-0.

Bid Award - Supervisor Perrin moved to approve to award the emergency bid for the Fairview Road Sewer Reconstruction to Fidelity Construction LC in the amount of \$81,500. Supervisor Lange seconded the motion. There were no comments from the Board or the public, and the motion carried 3-0.

Letter of Support for Willistown Conservation Trust – Supervisor Perrin moved to approve the Township Manager signing a letter of support regarding the construction of a universal access path at Rushton Woods Preserve. Supervisor Lange seconded the motion. There were no comments from the Board or the public, and the motion carried 3-0.

Subdivision and Land Development- Supervisor Shoemaker introduced the Final Application S-2-22, Minor Subdivision for Kevin P. & Susan R. Cosgrove and Mark & Kerry A. Angelo: Located at 9 & 11 Old Covered Bridge Road, this lot line adjustment proposes conveying 4 square feet of UPI #54-7-20.32 to UPI #54-7-30.31 thereby placing the existing well on UPI #54-7-20.31. The property is located within the

RU Rural District. Supervisor Perrin moved to grant the lot line adjustment. Supervisor Lange seconded. Solicitor Christman stated there are no outstanding items from Township Consultants or the County Planning Commission but asked a condition of approval be added that the applicant needs to pay all outstanding balances within 30 days. Supervisor Perrin moved that the lot line adjustment be granted with the condition that outstanding balances be paid within 30 days. Supervisor Lange seconded. There were no comments from the Board or the public, and the motion carried 3-0.

Subdivision and Land Development- Supervisor Perrin moved to approve the Preliminary Application S-1-22, entitled, Preliminary Subdivision Plan for Edward & Cheryl Morris: Located at 314 South Valley Road, this Preliminary Plan proposes six residential lots on 14.98 acres, UPI #54-3-365. The property is located within the RA Residence District. Supervisor Lange seconded. The following residents spoke against the proposed subdivision due to stormwater and traffic issues, water rights, sight lines requirements for the driveways, and the proposed development is along a scenic view shed: Mark Bevevino, 10 Treble Lane, John Salyer, 7 Treble Lane, William Heffernan, 5 Treble Lane, Ed Steidle, 173 Grubb Road, Charles Bemis, 328 S Valley Road, Kathleen Schwartz, 321 S Valley Road, Daniel Krysztofiak, 323 S Valley Road, Debra Lortie, 10 Horseshoe Lane, Eric and Linda Johnson, 1 Brook Lane, Mark Cruise, 2403 Buttonwood Road, Meredith Haab, 151 Grubb Road and Lauren Carpenter, 327 S. Valley Road. Pam Mayer, 5 Reynard Road, and Terry Heffernan, 5 Treble Lane, suggested that part or all of the property be conserved.

Solicitor Christman stated this is a preliminary plan approval, and the applicant will have to come back before the Board for final approval. The applicant originally asked the Board to consider waiving the Environmental Protection ordinance requirement relating to planting evergreen trees along South Valley Road and Treble Lane to keep a similar appearance of other scenic road corridors. The Township Consultants recommended denial of this waiver. The applicant's engineer said they would plant the evergreens; however, they would like clarification of where they should be placed. Solicitor Christman stated he would add the waiver withdrawal to the decision letter. The engineer also asked to waive the tree requirement along the rear and side property lines (Chapter 72-52A). Supervisor Shoemaker said the issue will be brought up at a future Planning Commission and is not required for the decision for the preliminary application. Discussion ensued.

Solicitor Christman also asked about the sewage facility planning module approval from the Pennsylvania Department of Environmental Protection. The applicant's engineer responded as soon as the Township approves the preliminary plan, they will submit the planning module to be signed by the Township sewer engineer, and it will then be sent to the PA DEP. The applicant will also need to show proposed well locations in order to demonstrate compliance with minimum isolation distances between the proposed wells and other features. Discussion ensued.

Solicitor Christman asked about the driveways, sight distances and trees along South Valley Road. The applicant's engineer replied no additional trees will need to be removed to meet the sight distance requirement. Discussion ensued. Finally, Solicitor Christman commented that the final plans must address the roadside swale and drainage improvements along South Valley Road, including the potential

need for drainage easements along the frontage of the proposed lots. The applicants said they are aware of the requirement and agree to comply. Discussion ensued. A resident asked for clarification for the easements required for stormwater management. Supervisor Shoemaker explained the applicant would have to ensure the volume and speed of the water off the property cannot be greater than the volume and rate that it is presently. Discussion ensued. A resident asked about equestrian easements. Supervisor Shoemaker replied there are no equestrian easements on the property. Discussion ensued. A resident asked about the stormwater management system at Chapel Hill and if there have been any problems. Supervisor Shoemaker replied not that he is aware of, but there can be issues in the future as the surrounding areas are developed further. Discussion ensued. Supervisor Lange thanked everyone for coming out and encouraged the applicant to talk to the neighbors. He offered to help mediate a resolution to help conserve this parcel that would benefit both parties. Discussion ensued. Supervisor Shoemaker stated he has worked hard as a Supervisor and Planning Commission member to limit development in the Township, but the Township has a limited ability to restrict people's rights to use their land no matter what the is the zoning. If the development plan follows the Township ordinances, the Township has to approve it. There were no further comments from the Board or the public, and the motion carried 3-0.

Police Report – Chief Klinger reported the citation of a 19-year-old male for underage drinking at Radnor Hunt and a 52-year-old-male for public drunkenness at the 500 block of King Road. A 34-year-old male was arrested for a burglary related to domestic violence on Post Road, and the theft of tools was reported from a construction site at Villa Maria Academy.

Citizens Comments

John Schnauffer, 356 Paoli Pike, asked about the zoning along the Paoli Pike corridor. There is a construction company, and a tree company on Paoli Pike and Mr. Schnauffer was always told that area is only zoned for a nursery. Supervisor Shoemaker and Ms. Slook said the Zoning Officer will look into it.

Tom Renkey, 45 Tulip Drive, commented on non-conforming parcels and keeping ordinances updated. Discussion ensued.

Mahala Renkey, 45 Tulip Drive, asked about the lack of sign for the Greater Chester Valley Soccer Association on Line Road. Discussion ensued.

A solicitor representing Jillian Ryan of 773 Whitehorse Lane asked for an update on Whitehorse Bridge project. Ms. Slook said the work has started, and the Township anticipates the bridge opening by the end of June. Discussion ensued.

A resident asked why Willistown sewer payments are being sent to Utah. Supervisor Perrin said it is more cost-effective to process them in Utah than hire someone to do it locally. Discussion ensued.

Next Meeting

The next meeting of the Board of Supervisors is scheduled for Monday, June 13, 2022, at 7:00 PM at the Township Building and via Zoom.

Adjournment

Seeing no further business, the meeting adjourned.

Sincerely,



Sally Slook, Township Manager