

WILLISTOWN TOWNSHIP
September 12, 2011

The regular meeting of the Board of Supervisors was held on the above date at 40 Lloyd Avenue. Chairman Norman S. MacQueen, Vice Chairman William R. Shoemaker and Supervisor Robert T. Lange were present. The meeting was called to order at 7:30 p.m. with Finance Director David Burman, Police Lieutenant Robert Klinger in attendance.

MINUTES - Mr. Shoemaker moved to approve the work session minutes of August 18, 2011, Mr. Lange seconded and there being no public comment the minutes were approved by the Board. The minutes will be placed on file for inspection.

Mr. Shoemaker moved to approve the work session and township meeting minutes of August 22, 2011, Mr. Lange seconded and there being no public comment the minutes were approved by the Board. The minutes will be placed on file for inspection.

NEW BUSINESS

List of Checks – Mr. Shoemaker moved to approve the list of checks dated September 12, 2011, Mr. Lange seconded and there being no public comment the Board approved them.

Subdivision Approval – Mr. Shoemaker moved to approve the following subdivision, Mr. Lange seconded and there being no public comment the Board approved it.

S-3-11 – A subdivision of the Marsh family located on Stillmeadow Lane. The plan is dated May 17, 2011 and submitted on May 27, 2011. The Willistown Township Planning Commission recommended approval on September 7, 2011.

Ordinance 8 of 2011 – An ordinance amending Chapter 123 of the Code of Ordinances of Willistown Township, being the Subdivision and Land Development Ordinance, Sections 123-6, definitions and 123-39, outdoor lighting and Chapter 139 of the Code of Ordinances of Willistown Township, being the Zoning Ordinance, Section 139-111.C., general sign restriction, to establish new lighting standards. **Mr. Shoemaker moved to approve Ordinance 8-11, Mr. Lange seconded and the Board approved it.**

Mr. Dyche, 10 Rabbit Run Road, requested clarification of Section 2 b.1 that prohibits outdoor lighting for recreational facilities, such as playing fields or ball fields. They ask they be given an exception so they can move forward with all-weather fields and lights at the Greater Chester Valley Soccer Line Road Complex in order to meet the needs of the children.

Mr. Shoemaker stated that this ordinance addresses technical standards for light fixture design and has nothing to do with field lighting. The Board will hear citizen comments on the issue raised by Mr. Dyche during citizen comments.

CITIZEN COMMENTS

Greater Chester Valley Soccer Association(GCVSA)

Mr. Shoemaker opened citizen comments with a review of a timeline. Everyone here received a letter that brought them to the meeting this evening. The GCVSA has made three separate and distinct presentations to the Willistown Township Planning Commission (WTPC) regarding conceptual plan improvements to the facilities on Line Road. These presentations were made in 2006, June of 2007 and August of 2009. Each of these plans contained three common elements. Expanded indoor facilities, expanded and improved parking areas and artificial turf fields. The differences in these various conceptual plans were, for the most part, matters of scope, size and location of buildings, configuration of parking lot and size, location and number of improved non-artificial fields. The WTPC had the same concerns about each of these conceptual plans. Those concerns were the amount of impervious surface contemplated, the impact on traffic and parking, sewage management issues, stormwater management and the protection of environmental sensitive areas particularly the stream crossing between the GCVSA owned land and the land at the south on which the GCVSA has a 99 year lease from the Township. After making these various presentations to the WTPC and hearing these concerns the GCVSA has gone back to the drawing board and returned with new modified conceptual plans. In each case these new plans has raised the same concerns. All of the concerns are items that would be raised regardless of whom the applicant is or whom they represent. There were a number of comments made about applications for fields being refused. The GCVSA has never filed an application with the Township that has been refused because they have not filed any application. There was a Zoning Hearing Application in August of 2009 (Z-06-09) which was withdrawn. This Board of Supervisors has never received a plan to look at or vote on. Please understand that this has only been in front of the WTPC and has never gone past the conceptual drawings. There has never been an application for a plan to come up the Board. A number of concerns about turf fields that were expressed, for example, have never been addressed. The issue with turf fields is the WTPC doesn't know if they can be considered as impermeable or not because there are a variety of different kinds of designs. Some of these designs involve paving the entire surface and then building up to the artificial turf on top. There are other designs that do not involve that paved substructure and we do not know what they are. The Board has never refused an application because we have never received one and we don't have answers to the questions.

Neil Davis, 728 Providence Road, President of the GCVSA, stated that they needed to get approval from the Zoning Hearing Board before they spend money on engineering to address the storm water management, etc. for the WTPC. The Planning Commission was told there would be no pavement under the turf fields. Other township boards and commissions meet with soccer clubs to make things better for our kids and this has not happened in our Township. In 2009, when they went before the planning commission, there was nothing in the ordinance prohibiting recreational lighting. The Township is doing everything possible to prevent kids from getting recreational lighting.

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Robert Feeney, 621 S. Warren avenue presented the board with a signed petition for GCVSA improvements and asked the Board to explain why the change in the lighting ordinance was made. Mr. Shoemaker stated that the change in the lighting ordinance was changed in November of 2009. The change to the lighting ordinance was part of a group of changes to the lighting ordinance. The discussion started in 2008 in the WTPC. There are a number of areas in the Township that could be lit in terms of ball and playing fields. The concern is that lighting of this sort permanently changes the character of the area in which it is put. All of those are residential areas and lighting of this sort is extremely difficult to shield the light spillage. One of the things noted about Willistown Township is that it is relatively dark. The areas of the most concern were playing fields of General Wayne, Phelps School the ball fields where the VFW used to be and the soccer fields. Field lighting is extremely intrusive and the Planning Commission noted that there was no field lighting in the Township and they were not grandfathering anybody and not blocking any particular application at that time. There is no benefit to anybody to spill more light into the sky. That was origin of the change to the lighting ordinance. It was not aimed at GCVSA. The GCVSA on occasion has stated that they did not want to play after dark because they would be taking kids away from their homework.

Sandy Jarrett, 163 Line Road, Robin Taylor, 369 Paoli Pike, Susan Graham, 4 Joanna Drive, David Lanchbury, 2 Joanna drive, and Ronald Fidurka, 1 Joanna Drive, expressed their concern regarding the lights and the extra traffic it would cause.

Mary Talbut- Glassberg, 801 Andover court, suggested that there be a compromise because the lights would be used only during certain periods not all year.

Louis Pettinos, Jr, 6 Applewood, suggested restricting hours for recreational lighting because this is a marvelous facility and they are losing coaches and teams to other areas.

Kevin Donahue, 11 Moreland Road, suggested an agreement and if not followed they would be subject to a fine.

Safety Issue – Mary Talbut- Glassbert also expressed concern about the speeding on Route 3 especially at Willistown Woods. Mr. MacQueen stated that a Willistown Police Officer dedicated to this issue is working on the problem.

Main Line Gardens Sign – Susan Graham, 4 Joanna Drive, Dee Blackburn, 5 Woodland Drive, asked why the Township allowed the lighted sign and can the Township make them conform now. Mr. Shoemaker explained that when the application was received they met the requirements and we can't make the new requirement retroactive.

David Lanchbury, 2 Joanna Drive, does not want any more lighting in the neighborhood.

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Water Issue –Sue Hamilton and Steve Shock, 23 Chetwynd Road, stated the meeting with Ed Tiernan and Mike Conrad was very positive and understand the swale is being considered again. Chris Anderson, 32 Chetwynd, Jackie Springman, 36 Chetwynd Road, and Vince McInenney, 25 Chestwynd also verified that this has been a serious ongoing issue.

NEXT MEETINGS

Work Session	Monday, September 26, 2011	6:30 p.m.
Supervisor's Meeting	Monday, September 26, 2011	7:30 p.m.

There being no further business to come before the Board of Supervisors, the meeting was adjourned at 8:40.

Attest:

Dorothy E. McClintock
Secretary/Treasurer