

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Monday, January 4, 2016 at 7:30 PM

In attendance were: Chair Carol De Wolf, Vice Chair Tom Haws, Police Commissioner Mike Di Domenico, Township Manager Rob Pingar, Township Roadmaster Mark Gross, Historical Commissioner Pam Boulos, Planning Commissioner Russ Hatton, and Police Chief Brenda Bernot. There were 8 guests present.

I. **Pledge of Allegiance & Call to Order**

Ms. De Wolf called the meeting to order at 7:45 PM.

II. **Workshop Meeting Summary (January 4, 2016)**

Ms. De Wolf stated that the Board did not have a workshop meeting, but they will have an Executive Session on Police personnel matters after the regular meeting.

III. **Departmental Reports**

A. **Public Works – Mark Gross**

Mr. Gross stated that December was an uneventful month due to unseasonably warm weather. The crew finished tree trimming in Pleasant Grove and removed hazard trees along the Cope Tract. The crew also worked on various road safety measures, installing reflective road delineators and replacing faded signs. As requested by the WEGO police, additional signage was also installed on 202 at the entrance/exit to the municipal complex, and relocated the signs at the jughandle. All generators at township buildings and pump stations were inspected and serviced.

A memorial bench was installed at Oakbourne Park for the Friends of Oakbourne, and all the leaves have been cleaned.

The operations building at the wastewater plant has been cleaned and painted, and walkway railings were installed to improve safety.

Mr. Gross stated that the crew will continue work on storm drain repair as long as the weather holds. Otherwise, they will salt and plow.

Mr. Pingar added that the township is having a kick-off meeting next week with the sewer engineers regarding the sewer capital improvement plan.

There were no other questions or comments.

B. **Building Department – Rob Pingar**

Mr. Pingar reported that due to the staffing shortage over the holidays there was no building report for the month.

There were no other questions or comments.

C. **Historical Commission (HC) – Pam Boulos**

Ms. Boulos reported that the Historical Commission is considering a number of resident requests to change or delete their properties from the Historical Resources List at the next HC meeting on January 21, 2016.

Fundraising continues for the Taylor Burial Ground memorial markers with a goal for installation of September 11, 2016, which is the anniversary of the Battle of Brandywine.

Ownership of the serpentine house at 1142 Wilmington Pike has transferred to the Robinsons and the HC is hoping to save this historic structure, and will discuss the issue at their next meeting.

Mr. Haws asked about the changes being considered to the resources list, stating that the ordinance amendment has already been authorized for advertisement. Ms. Boulos stated that most of the changes were status changes. Mr. Pingar stated that if the list or map changes, then the ordinance will have to be resubmitted to the CCPC for review, and then re-advertised. He stated he would check with the Township Solicitor on matter.

Mr. Haws commented on the structure at 1142 Wilmington Pike, stating that the only way that it could be saved is if a buyer is willing to move the building. It is on private property and there are no plans to subdivide the lot.

There were no other questions or comments.

D. Planning Commission (PC) – Russ Hatton

Mr. Hatton stated that the PC did not have a second meeting in December so there was nothing new to report to the Board. He stated that the PC will meet on January 6 for their first meeting of the year to consider changes to the zoning map resulting from the SUO repeal, and to review the traffic study for the Dunkin Donuts proposed at Skiles Blvd. Other projects this year will include final plan review for the Hawthorne Subdivision and the Comprehensive Plan revision. Mr. Hatton added that the Papenfuss property development has come up again, and suggested that the Board might want to consider appointing a project manager or point person for the project.

Mr. Pingar asked Mr. Hatton what he meant by a point person. Mr. Hatton explained that at their meeting with the Board regarding how to improve communications, the PC suggested appointing a point person on the PC for projects that might have a larger scope.

There were no other questions or comments.

IV. Public Comment Non Agenda Items

At this time, Ms. De Wolf asked if anyone was using a recording device. There was none.

Kathy Di Domenico, 1530 Woodland Road, asked how Paradox Winery got a stall in the Amish Market since Westtown is a dry township. Mr. Pingar responded that the Pennsylvania Liquor Control Board allows the sale of alcoholic beverages produced on the farm with ingredients from the farm.

V. Old Business

A. Planning Commission (PC) Reappointment – Brent Whitig

Brent Whitig's four year term on the Planning Commission expired December 31, 2015. Mr. Whitig is interested in continuing as a commissioner for another 4 year term expiring December 31, 2019.

Mr. Haws made a motion to reappoint Mr. Whitig to a 4 year term on the Planning Commission. Mr. Di Domenico seconded the motion. There was no public comment and the motion was approved.

B. Zoning Hearing Board (ZHB) Reappointment – Jeffrey House

Jeffrey House's 3 year term as a member of the Zoning Hearing Board expired on December 31, 2015. Jeff is interested in continuing as a member of the ZHB for another term, ending December 31, 2018.

Mr. Haws made a motion to reappoint Mr. House to a 3 year term on the ZHB. Mr. Di Domenico seconded the motion. There was no public comment and the motion was approved.

VI. **New Business**

A. **Deer Creek Malthouse Presentation**

Mark Brault, one of the owners of Deer Creek Malthouse at Wynnorr (Stratton) Farm gave a presentation on the malthouse operations and outlined their conceptual plans for expansion. He explained that there are two components of the expansion:

1. Expanding current malting capacity, and
2. Brewing expansion to include a pilot brewery and tasting room on the premises, with the longer term possibility of a full restaurant/café.

After the presentation, the Board thanked Mr. Brault for providing background to help them better understand the operations. Mr. Pingar explained that Pennsylvania Liquor Control Board (PLCB) regulations effective May 30, 2015 suggest that the malting expansion and brewery/tasting use that Deer Creek Malthouse is proposing is permitted in Westtown, even though Westtown is a "dry" township, and that it is immune from local zoning regulations.

Mr. Brault stated that Deer Creek is seeking input from the Township as they develop their expansion plan. He said that this endeavor is collaborative. He wants to work with the Board and the community. Mr. Di Domenico stated that the Board has asked the township solicitor to research the various farm acts (Right to Farm Act, Agricultural, Communities and Rural Environments Act (ACRE)), and will advise the Board accordingly.

Joe Stratton, 1631 E. Street Road, one of the owners of the Farm, publicly stated his support of the Deer Creek Malthouse and their operations. He stated that the family seeks to keep the farm as a viable operation, and Scott Welsh (another family member) is carrying on that tradition as one of the partners in the Deer Creek Malthouse.

VII. **Announcement**

Ms. De Wolf stated that the Township is seeking volunteers to fill two vacancies on the Parks & Recreation Commission. If you would like to become involved with parks recreation programs, activities, and planning, please send your letter of interest and resume to the Township Manager, Rob Pingar.

VIII. **Public Comment on All Topics**

Ms. De Wolf stated that the mileage reimbursement rate has been lowered by the IRS to \$.54/mile from \$.575, but because the Board passed a resolution to follow the IRS rate some time ago, there is no need for a resolution for the new rate.

Jack Embick, 189 Pheasant Run Road, noted that in the malthouse presentation, it was stated that the ASAC expressed their support of the malthouse expansion. He asked if the ASAC met, stating that he did not see any notice of the meeting. Mr. Di Domenico responded that the ASAC did not meet, but had phone conversations discussing the expansion. Ms. De Wolf stated that the ASAC considered the matter independently, not at the direction of the Board. Mr. Embick asked if the documents given to the township solicitor for review would be made available to the public. Mr. Haws

stated that the documents are informal, and the Board wants to get an opinion from the solicitor before making any decisions. He added that any discussions regarding that opinion would be conducted in a workshop meeting, fully open to the public. Mr. Haws also reminded the ASAC that it needs to publicize formal meetings.

There were no other comments.

IX. **Payment of Bills**

Mr. Haws made a motion to approve General Fund bills in the amount of \$64,853.98 and Wastewater Fund bills in the amount of \$8,892.80, for a grand total of \$73,746.78. The motion was seconded by Mr. Di Domenico.

Kathy Di Domenico asked about the use of a township credit card to pay monthly utility bills. She questioned how the Board and the public can know the amount of those bills without seeing the credit card statement. Ms. De Wolf replied that the Board authorized use of the credit card to pay regular monthly bills, and that the Board can review the statement if they have questions. Mrs. Di Domenico asked about public review of the statement. Ms. De Wolf stated that the Board reviews and provides the oversight of the bills. Mr. Haws added that Mr. Pingar could have the credit card statement available at the meeting for anyone who wanted to review it.

There was no other public comment and the check registers were approved.

X. **Adjournment**

Mr. Haws made a motion to adjourn the meeting, seconded by Mr. Di Domenico. The meeting was adjourned at 8:58 PM.

Respectfully submitted,

Robert R. Pingar
Township Manager