



Pocopson Township

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Board of Supervisors Meeting Minutes Monday, 7:30 P.M., February 10, 2014

In attendance: Supervisors – Ricki Stumpo, Georgia F. Brutscher, Matt Read; Mark Knightly, Public Works Director; Richard Jensen, Zoning/Code Enforcement Official; Anthony Verwey, Esquire, Solicitor; Colleen McKinney, Chair, Founders Day Committee.

1. Call to Order: Stumpo called the regular meeting to order at 7:30 P.M. and led the Pledge of Allegiance.

2. Announcements: Board met in Executive Session on January 27th to review Professional Service Authorizations for the Wawaset Road Project. February 14th is the deadline for submission of web site proposals. Board thanked Heather Read and Jake Read for their work to complete and install the sign at the Locust Grove Schoolhouse. Stumpo read letters of appreciation from residents thanking the Public Works Department for the excellent work in keeping roads in the Township cleared of ice and snow.

3. Public Comment: no comment.

4. 20 Wawaset Farm Lane, 63-4-2.1/Building Permit Plan: the following individuals appeared before the Board: James Fritsch, P.E., Register Associates; Eric and Lora Newman (Applicants). Fritsch reviewed the Building Permit Plan prepared by Register Associates, Inc., dated December 30, 2013 (“Plan”). Applicants desire to construct a barn with a 10’ overhang outside of the Greenway Corridor. The parcel is 20± acres and is located in the RA Zoning District. Proposed construction does not exceed any of the allowable disturbances. A designed infiltration bed will be installed for stormwater management. Following discussion, the Board agreed that given that the proposed barn is outside the Greenway Corridor, as shown on the Plan, conditional use approval or modification of conditional use approval is not required. Township Building Inspector is directed to proceed with processing of the building permit application.

5. 1880 Unionville Wawaset Road, 53-3-70 Wickersham: the following individuals appeared before the Board: Michael B. Murray, Jr., Attorney for the Applicants Samuel Wickersham, George Wickersham, Jr., and Matt Herzog, to discuss the Zoning Hearing Board Application appealing the Zoning Officer determination. Planning Commission (PC) recommended support for the operation of the amusements during their January 15th meeting with the request that the Applicants appear on February 19th to discuss conditions of operation. Murray reviewed the 10-year history of the Corn Maze seasonal amusement located on several parcels in Pocopson with a portion of the entranceway located in Newlin Township. Until this time, Pocopson officials were under the impression that the amusement was located in Newlin. Generally, the seasonal operation of the corn maze contributes to and helps sustain the farm economy for what is one of the remaining farms in Pocopson.

DISCUSSION: Herzog provided a description of the operation in response to a number of questions asked by the Board, including but not limited to, hours and days of operation, lighting, number of daytime and nighttime events, and number of employees (80 to 100) to run the seasonal operation. Herzog noted lack of success for Thursday operations (day and night) and noted that the corn maze was not cultivated in time for 2013 which led to the increase in operation of the zombie/haunted amusements. Herzog explained that off-duty police and professional stadium staff are employed to provide security, traffic control, and to monitor for alcohol and drugs which are not permitted on the premises. Marlborough Valley Farm is a limited liability corporation with sufficient liability insurance coverage for the event as well as workers compensation and other indemnification coverage. Board noted their concern that the haunted amusements are not recognized as agricultural use. Herzog offered to submit to the Township Zoning Officer a copy of the Pennsylvania Department of Agriculture (PDA) Handbook on Amusement Rides and Attractions. He pointed out that the farm is routinely inspected and licensed by the PDA and must meet PDA certifications for the amusement. Employees attend PDA seminars and workshops to meet compliance requirements. Verwey noted that noise from various props and the position of the loud speakers is, in large part, an issue that will need to be addressed. Jensen asked a number of questions regarding evacuation protocols in the event of fire in the various tents and outbuildings, particularly tents used as cuing stations for purchasing tickets. He noted concern for current use of generators and extension cords to energize employee dressing room trailers. Herzog noted that all parking areas include accessibility for handicap vehicles and stated that a number of charitable organizations are invited to attend the amusement at no charge. Board will seek to clarify permitted uses under agricultural entertainment and to draft a list of reasonable conditions for the operation in advance of the February 25th Zoning Hearing Board hearing.

6. 2014 Founders Day: McKinney reported that Founders Day will be held on September 28th. Board approved appointment of list of committee members as presented. The committee will meet on February 20th. McKinney will meet with Township personnel to review correspondence. Board thanked McKinney for her commitment to serve as a chairman.

7. Public Works Report: Knightly reported three snow/ice events since the January 27th Board meeting. Three roads were closed during the February 5th ice storm with multiple roads reduced to one lane. There are no plans at this time for curbside chipping. Meeting attendees expressed their appreciation for the work of the Public Works Department in clearing the roads and keeping them in such great shape during the storms.

8. Zoning/Code Enforcement Officer: Jensen is preparing a zoning opinion letter requested by an individual who seeks to purchase the Dance Hall property along the Brandywine Creek. The Township received a building permit application from the new owners of the Simon Pearce property for interior demolition work.

9. Barnard House:

a. Steering Committee – Brutscher reported the committee met on February 4th as advertised and submitted meeting notes to the Board. Karen Marshall, County Preservationist, indicated that she is researching the eligibility of the House for the National Registry.

b. Professional Service Authorizations (PSA) for Wawaset Road Project Grant – Scott Kirkland requested clarification regarding listing the Greenway, Trails, Recreation and Park (GTRP) Grant under Barnard House as opposed to Parks, Recreation and Trails Committee. Stumpo provided substantive comments regarding the urgent need to approve the PSAs tabled from the January 27th meeting, including the time limit to complete the work.

Motion: Read moved, Brutscher seconded, to approve the PSA dated January 24, 2014, submitted by Melton Architects in an amount not to exceed \$10,900.00; motion unanimously approved.

Motion: Read moved, Brutscher seconded, to approve the PSA dated January 24, 2014, submitted by James W. Hatfield, P.E., in an amount not to exceed \$25,000.00; motion unanimously approved.

Motion: Read moved, Brutscher seconded, to approve the PSA dated January 23, 2014, submitted by Richard Jensen for the hourly rate of \$50.00 per hour not to exceed 100 hours of project management time; motion unanimously approved.

10. Old Business:

a. Deer Management Committee – Dave Ziegler requested clarification of the line item expenses in the 2012 Township Budget for Deer Management. He asked the Board to continue to investigate mismanagement of Township resources. Board tabled comment on the matter until such time that Read has an opportunity to review the allegations.

11. New Business:

a. Joint letter to Conservation District – Board tabled a decision until the February 24th meeting pending comments from the Agriculture Security Area Committee.

12. Correspondence: no correspondence.

13. Treasurer's Warrants: Read moved, Brutscher seconded, to approve the Bill Payment Lists for January 28 – February 10, 2014 recommended for payment by the Treasurer;

General Fund: 14 bills paid totaling \$9,053.63; 9 debit card charges totaling \$541.34;

Highway Aid Fund: 9 bills paid totaling \$11,868.68; **Rt 52/Road Improvements:** 1 bill paid for \$199.33; motion unanimously approved.

14. Approval of Meeting Minutes: Read moved, Brutscher seconded, to approve the Meeting Minutes dated January 27, 2014; motion unanimously approved.

15. Adjournment: At 8:50 P.M., Brutscher moved, Read seconded, to adjourn the meeting; motion unanimously approved.

Susan Simone, Administrative Secretary

Ricki Stumpo, Chair