



Board of Supervisors Public Meeting Minutes
Monday, February 22, 2021, 7:00 P.M.

The implementation of the GoToMeeting Remote Platform ("GTM") for public meetings complies with the Disaster Emergency Orders and Proclamations issued by Governor Wolf to mitigate the spread of the COVID-19 Virus.

Attendance via virtual meeting platform GTM: Supervisors - Elaine DiMonte and Ray McKay; Supervisor Ricki Stumpo was absent. Amanda Sundquist, Township Solicitor; Craig Kologie, AICP, Zoning Official; Peter R. Barsz, CPA, Treasurer and Amanda Gattuso, Treasurer Staff; Committee Chairs - Bill Haaf, Energy Committee; Don McKay, Historical Committee.

Public in attendance via remote access: 16

Prior to calling the meeting to order, Vice Chairman Elaine DiMonte announced that the Township is still on the record for the Koberg Conditional Use Hearing. Sundquist noted connectivity difficulties for the court reporter and asked that the public meeting proceed until such issue is resolved.

1. **Call to Order:** DiMonte called the meeting to order at 7:10 p.m. and led the Pledge of Allegiance. Board noted that Stumpo is out on medical leave. DiMonte reminded online participants that the Township will mute participants to eliminate background noise and feedback, or participants can mute themselves. The Township will unmute all to allow for public comment.
2. **Sunshine Announcements:** no Sunshine Announcements.
3. **Announcements:** no Announcements.
4. **Public Comment on Non-agenda Items:** Board did not receive written public comments. John Rafferty, an attorney representing Brandywine Land Holdings Trust, the owner of the property located at 1451 Camp Linden Road, commented the off-road motorcycle track at 5 Trimbles Ford Lane has caused significant dust and noise issues at all hours of the night and weekends. Rafferty commented that he believes the activity is in violation of a cease-and-desist order issued by the Township. He commented that his clients are willing to work with the Township by permitting access to their property. DiMonte responded that the Township is aware of the activity and that Township Consultants have not been able to investigate due to snow cover from the February storms. Kologie confirmed that site visits that included representatives from the County Conservation District have been rescheduled until such time that the site is accessible. Mark Slouf commented as to the status of the grading, erosion, and sediment control application to remediate the site. Kologie responded that Mr. Gibbons reported he intended to remediate the site and remove the fill. McKay added that there has been a lull in the activity and Township Consultants intend to meet at the site as soon as the weather and site conditions permit. DiMonte called for additional public comment. No additional public comment.

At 7:14 p.m., Board moved to close the public meeting and return to the Koberg Conditional Use Hearing as the court reporter was now virtually connected. Sundquist noted that the Board conducted a public hearing in January and February solely for the purpose of rendering a decision on the Koberg Conditional Use Application. The proposed Order was read aloud and at the conclusion of the reading, DiMonte moved, McKay seconded, to approve the Order as read; motion carried. At 7:19 p.m., DiMonte moved, McKay seconded, to close the hearing and reopen the regular public meeting.

5. **Zoning Hearing Board Application: Pancoast, 20 Davidson Road Tax Parcel 63-1-46.3; construction of a barn:** DiMonte indicated that she attended the Planning Commission ("PC") meeting and observed the discussion which was most helpful in getting an understanding of the project. She noted that during the PC meeting concerns were raised that that proposed barn might be used to store commercial vehicles and equipment. McKay noted that he was not able to attend the PC meeting, but that he is familiar with the property. He asked for clarification as to the dimensions of the proposed 2-story structure as by his calculations it is approaching 5,000 square feet. James Fritsch, P.E., Register Associates, attended as an online participant, as well as Thomas and Susan Pancoast, Applicants. Pancoast responded that the structure is needed for storage for the family belongings and vehicles. While they have an 8-car garage, there are 7 children coming and going, and a 15-person van was recently purchased to transport the family. The Applicants would like to store family belongings in the structure so that they can use the garage for personal vehicles. DiMonte and McKay expressed concern that a lack of pavement to access the proposed barn will create erosion and turfing issues. Pancoast would prefer to maintain the access as a grass area. McKay suggested that a permeable grid system would preserve a grassy area and minimize the occurrence of turfing when accessing the barn. No public comment. MOTION: DiMonte moved, McKay seconded, that the Applicants proceed to the Zoning Hearing Board in accordance with the recommendation of the PC; motion carried. Board thanked Sundquist for attending the meeting this evening and granted her request to be excused at 7:26 p.m.
6. **Public Works Report:** no report submitted.
7. **Planning Commission Report - February 18th Public Meeting:** Commissioners deferred work on the zoning ordinances to their March meeting.
8. **Facilities:**
 - a. **Update - Bid Opening for New Township Building -** DiMonte reported the sealed bids are due February 26th at 1:00 p.m. McKay reported that additional work on the Barnard House may be deferred to next year as space will be a premium at the site given the construction of the new administration building.
9. **Kennett Area EMS Commission Report:** Al Davis, resident representative for the Commission was not able to attend.
10. **New Business:**
 - a. **Historical Committee Participation Town Tours Program July 1st -** Don McKay reported that an invitation has been extended by the County to participate in the Town Tours as part of a Juneteenth/Abolitionist Movement program. The Barnard House was an active station on the Underground Railroad. The participation will include the exterior area of the Barnard House. The time slot offered is July 1st from 5:00 p.m. to 7:00 p.m. with COVID-19 measures in place that will limit the number of participants. McKay noted that everyone will be mindful of what is hoped to be a construction project underway for the new township building. DiMonte suggested that perhaps the Pocopson Home parking area could be used by participants the day of the program. Ray McKay noted that participation in the program is a great way to showcase the

Barnard House and generate future interest. Board agreed to approve the Township's participation in the countywide Town Tours Program. DiMonte raised concern regarding the increase in the electric bills for the Locust Grove Schoolhouse. Don McKay agreed that they are on the high side but noted that it is an 18th century structure with single-pane windows. In the past, the Historical Committee kept the thermostat at 50 degrees; however, with recent interior renovations and furnishings in place, there is a concern that the thermostat be set to at least 62 degrees to avoid condensation and mold growth.

- b. Renewal Energy Letters to Businesses - Haaf submitted the text of a letter to go to 16 businesses in the township on the subject of 100% renewable energy and renewable energy opportunities. Board approved the text of the letter as submitted and asked the Secretary to process the mailing. DiMonte suggested that the mailing include the owner of the greenhouse facility on Route 52. The discussion included reaching out to businesses in the township regarding a list of chemicals used in their operations. The information could be shared with Kevin Gosselin, Township Emergency Management Coordinator.
11. **Old Business:** no old business.
12. **Correspondence:** no correspondence.
13. **Treasurer's Warrants:** DiMonte recognized and thanked Barsz and Gattuso for attending the meeting. Board appreciates the format that is being used to submit data for review. MOTION: DiMonte moved, McKay seconded, to approve the Bill Payment Lists for the period January 26, 2021 to February 22, 2021 recommended for payment by the Treasurer; General Fund: 37 bills totaling \$45,863.80; Highway Aid: 4 bills totaling \$3,290.44; Parks, Recreation & Trails: 1 bill for \$3,114.67; Township Facilities: 3 bills for \$15,033.60; motion approved.
14. **Approval of Meeting Minutes:** MOTION: DiMonte moved, McKay seconded, to approve the January 25, 2021 meeting minutes; motion carried.
15. **Adjournment:** at 7:45 p.m. McKay moved, DiMonte seconded, to adjourn the meeting; motion carried.


Susan Simone, Secretary


Elaine DiMonte, Vice Chairman