SOUTH COVENTRY TOWNSHIP
BOARD OF SUPERVISORS
MINUTES

Monday, February 2, 2004

The regular monthly meeting of the Board of Supervisors of South Coventry Township, Chester County, PA was held on Monday, February 2, 2004 at 7:30 PM in the Owen J. Roberts High School Auditorium with Chairperson Ken Reed presiding. Timothy Blevins, Mildred Donnell were also in attendance. Mr. Reed called the meeting to order.

Minutes - The minutes of the January 5, 2004 regular meeting and the January 20, 2004 worksession meeting were approved as presented.

Public Comment – 1. Dave McManus of Freedom Valley Properties approached the Board members about the property adjoining "The Shoppes at Pughtown". He stated that they are proposing an office building for the site and would need a conditional use hearing to proceed. He requested that the Board consider waiving the following documents required for the hearing: Natural and Cultural Resource Analysis, Market Analysis and Traffic Study. He presented a sketch plan and indicated that they would be shifting the existing property line to the north. It was noted that elements of cultural and/or historical significance would be noted on the plan. Vehicular and pedestrian access between this site and "The Shoppes at Pughtown" was discussed. Mr. Reed encouraged Mr. McManus to explore both possibilities. Mr. McManus noted that the wetlands could cause a problem. Lee Landis suggested that they consider bridging the wetlands. Mr. McManus expressed a willingness to explore possibilities for some sort of connection between the two properties but stated that the office building needs free access to Route 100. Mrs. Donnell made a motion to waive the requirement to submit a Natural and Cultural Resource Analysis and a Market Analysis with the conditional use application. Mr. Blevins seconded the motion with Mr. Reed concurring. The motion was carried with all ayes. 2. The status of the house at "The Shoppes at Pughtown" was questioned. Mr. McManus stated that he is trying to get a contractor to renovate the structure. He noted that he has a potential tenant and definitely needs the house's square footage to make "The Shoppes at Pughtown" work. The Board reminded Mr. McManus that the plans for the house need to be reviewed by the Historic Commission. 3. The Board members were pleased to announce that several years of hard work by South Coventry Township, Green Valleys Association and Nestlé Waters North America Inc. have paid off and the Board is considering passage of the Sasoonan Conservation Easement Agreement. Mr. Reed summarized a press release and the easement document. It was noted that this agreement will permanently protect and preserve the beauty of the site and insure that it will remain part of the scenic viewshed from Harmonyville Road. It was noted that the site will remain private property. Mrs. Donnell made a motion to approve the Sasoonan Conservation Easement. Mr. Blevins seconded the motion with Mr. Reed concurring. The easement document was signed. 4. The Coventry Meadows Final Subdivision Plan was presented for discussion and action. Mr. Reed questioned how the pond area was being handled. It was noted that they are not changing the present pond but will be building another basin as previously discussed. They will do plantings around the pond to naturalize it as much as possible. The Board members received a letter from Castle Valley Consultants, Inc. recommending several conditions that would need to be attached to final plan approval. Mrs. Donnell made a motion to grant final plan approval for the Coventry Meadows Subdivision, dated September 12, 2003 with the latest revision dated October 27, 2003, with the conditions noted in the memorandum from

Craig Kologie, dated February 2, 2004. Mr. Blevins seconded the motion with Mr. Reed concurring. The motion was carried with all ayes. 5. Lee Landis approached the Board concerning two issues

that have been raised at the Coventryville HARB meetings. The first issue is boundary reconciliation of the Township's Coventryville Historic District with the State's Coventryville Historic District. The HARB encourages the Board of Supervisors to enlarge the Township district to match the State's district. Mr. Landis expressed concern about the speed of traffic on Old Ridge Road through the village of Coventryville. He also expressed concern about the traffic entering the village on Coventryville Road and Chestnut Hill Road. He stated that the HARB would like to see some traffic calming measures taken. He made the following suggestions: a. Add speed humps b. Close off the eastern portion of the road but either cutting the road or making a cul-de-sac c. Return the road to dirt. Mrs. Morris stated that she supported the making of a cul-de-sac and closing off the road at the eastern end to Route 23. Mr. O'Neill stated that to vacate a road, a public hearing must be held. There was brief discussion about Mr. Landis's suggestions. Mrs. Donnell stated that many factors must be considered because the Board of Supervisors is responsible for the health, safety and welfare of the Township residents. She expressed caution that several agencies, including the school and emergency service providers, would need to have input before she would even consider of closing off the road. It was agreed that dialog on these issues would be considered at a future meeting. Mrs. Morris also asked questions about the boundary reconciliation proposed by Mr. Landis. 6. Kathy Troutman thanked the Roadmaster and Road Crew for their diligence in keeping the roads open and passable during the numerous snow and ice storms. Mrs. Donnell agreed and commended them for doing a great job. 7. Mr. Reed read a note from Cathie Whitlock expressing her excitement and gratitude for the wonderful signs marking the entrances to Woody's Woods.

Roadmaster's Report – 1. Roger Ciebien reported that they have been working hard keeping the roads open, passable and safe as well as keeping the equipment maintained and in good repair. Mr. Reed questioned about their progress in purchasing tools. Mr. Ciebien stated that they are working and making progress in that area. 2. The Board members approved the establishment of 5 driveway escrows for the parcels in the Saylor Tract Subdivision/Land Development.

Zoning Officer's Report - 1. Mark John highlighted his January 2004 report. A copy of it is available for review in the Township Office. 2. It was announced that the Kerwin Springer Zoning Hearing application was granted with conditions.

Planning Commission Report - 1. Mrs. Donnell summarized the minutes of the January 20, 2004 meeting. 2. The Board members received correspondence concerning the Owen J. Roberts Athletic Fields from PA DEP.

Federation of Northern Chester County Communities Report – 1. Mr. Reed summarized the discussion of the January 13, 2004 meeting.

Historic Commission – 1. Mr. Reed summarized the minutes of the January 12, 2004 meeting.

Environmental Advisory Council Report – The January 19, 2004 minutes are on file in the Township Office.

Other Discussion or Business from the Floor – none

Old Business – 1. Mrs. Donnell gave an update on a meeting about Route 100. 2. Mr. Reed read a thank you letter from Green Valleys Association. 3. The Board members briefly discussed the tabled letter from SpectraSite and their updated offer. Mr. O'Neill will review the letter and proposal and

advise the Board. 4. The Board members received some information about the costs of Legal Advertising. They tabled action on the information until the March meeting. 5. The Board members spent some time discussing the Farmland Preservation and Sustainability Program sponsored by The French and Pickering Creeks Conservation Trust and The Phoenixville Countryside Exchange. Mrs. Morris questioned what qualifies a property as a farm. The Board members all agreed that the cost expected from each municipality is high. 6. The Board members briefly discussed the Pughtown Partnership Lateral Project. It was announced that the meeting with the residents, originally scheduled for January 26 but cancelled due to inclement weather, will be held tomorrow evening, February 3, 2004 at the Pughtown Baptist Church.

New Business - 1. The Board members received a 2003 Financial Statement from Ridge Fire Company. 2. The Board members received a letter from the South Coventry Board of Auditors summarizing the actions of the 2004 Reorganization Meeting. 3. The Board members reviewed two letters from Doug Breidenbach on behalf of the Reitz family. Mr. Breidenbach inquired as to the progress of the issues discussed at the recent site meeting. The Board members agreed to send Realen Homes a letter requesting a status update concerning the screening. Mr. Breidenbach also expressed concerns about a possible land development for the assisted living parcel on the Ridglea parcel. The Board members will forward these concerns to the South Coventry Planning Commission for consideration when a land development for the assisted living parcel is submitted. 4. Mrs. Donnell made a motion to adopt Resolution 2004-02-01 to participate in the PACC Automotive and Equipment Contract. Mr. Blevins seconded the motion with Mr. Reed concurring. The motion was carried with all ayes and the resolution was signed. 5. The Board members received a letter from the French Creek Valley PTA requesting that the Township initiate the necessary steps for a traffic study to be done in front of the school on Coventryville Road to determine whether "15 mph flashing school zone lights" could be installed. The Board members unanimously agreed to have Mrs. Donnell start the necessary paperwork. 6. The Board members considered a proposal from American Water Services to prepare the Woodridge Chapter 94 Municipal Wasteload Management Report for 2003. Mrs. Donnell made a motion to accept the proposal. Mr. Blevins seconded the motion with Mr. Reed concurring. The motion was carried with all ayes and the proposal was signed. 7. Mr. Reed read an e-mail that the Township Office received commending the Township for the South Coventry website and also thanking the Supervisors for having two time options available for residents to attend Board of Supervisors meetings. 8. A notice from the Chester County Board of Assessment Appeals was received. 9. Updated information about Chester County's Landscapes was received and is available for review in the Township Office. 10. The Board members received a letter from Williams Gas Pipeline-Transco with information about the pipeline.

11. The Board members received a letter from the Natural Lands Trust about the Hopewell Big Woods Partnership.

Correspondence - Receipt of the following correspondence was acknowledged: 1. December 2003 log from the Ridge Fire Company 2. December 2003 log from Chester County Emergency Services 3. Chester County 2020 Newsletter

The Board of Supervisors unanimously approved the following bills for payment:
General Fund Check #2089 to #2152 in the amount of $73,234.18

Having no further business, the meeting was adjourned. The next regular monthly meeting will be held on Monday, March 1, 2004 at 7:30 PM in the Owen J. Roberts High School Large Group Instruction Room (LGI).

Respectfully submitted,

Mildred W. Donnell
Secretary/Treasurer