

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, March 3, 2016**

Those in Attendance:

Jay G. Fischer, Chairman
Arnold M. Kring, Vice-Chairman
Kyle Scribner, Member
Scott T. Piersol, Township Manager
Luke R. Reven, Assistant Township Manager
Mark Kocsi, Chief of Police
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

The East Brandywine Township Board of Supervisors meeting of Thursday, March 3, 2016, was called to order by Chairman Fischer at 8:00 AM at the East Brandywine Township Municipal Complex. Also in attendance were Bob Pringle, the MileMarker Editor and one other visitor.

Public Comment on Non-Agenda Items

Chairman Fischer asked if there were any comments from the public on non-agenda items. Mr. Scott Risbon, a Township resident, said he partially demolished and rebuilt a springhouse on his property without first obtaining the proper permits. The springhouse is listed as a Class II historic structure. Mr. Risbon said that he has submitted an Historic Impact Study which indicates there is no historic value to the springhouse. However, he would like to resolve this matter as quickly as possible. He asked that the Board consider approving the building permit for his springhouse. In exchange, Mr. Risbon offered to work with Historic Chairman Jim Buczala to provide manpower at the Bondsville Mill or other projects the Township might find helpful. Mr. Reven said that Mr. Risbon had provided him with a revised Historic Impact Study, which Mr. Risbon asked him not to distribute. Chairman Fischer suggested that the revised Impact Study be submitted to the Historical Commission who should then provide a recommendation to the Zoning Officer and Board of Supervisors. Mr. Risbon gave his permission to distribute the revised study to the Historical Commission. Mr. Risbon thanked the Board for their consideration of this matter.

Minutes: Planning Commission – February 3, 2016

Chairman Fischer asked if there were any additions or corrections to the above minutes. There were none. Vice-Chairman Kring made a motion to approve the Planning Commission minutes of February 3, 2016, as presented. Mr. Scribner seconded the motion, with all voting Aye.

Minutes: Board of Supervisors – February 4, 2016

Chairman Fischer asked if there were any additions or corrections to the above minutes. There were none. Mr. Scribner made a motion to approve the Board of Supervisor minutes of February 4, 2016, as presented. Vice-Chairman Kring seconded the motion, with all voting Aye.

Land Development Plan Review Extension – East Brandywine Center

East Brandywine Center – Vice-Chairman Kring made a motion to grant an extension of the review period on the East Brandywine Center land development application until March 31, 2016. Mr. Scribner seconded the motion, with all voting Aye.

Bondsville Mill Committee – Proposed 2016 Work Projects

At their February 25, 2016 meeting, the Mill Committee reviewed the general scope of their proposed 2016 work projects. They asked that Mr. Piersol communicate these projects to the Board to make certain they were in agreement with the direction of their work for the coming year. The following is a summary of the work elements:

- Complete the roof reconstruction for Building “A”.
- Stabilize Building “C”. A roof for building “C” is a long-range goal.
- Begin layout and construction of the southern section of the walking trail.
- Design and install a park sign along Bondsville Road.
- Continue work to clean out the weeds and debris in the mill race.

Chairman Fischer commented that this was an ambitious schedule and suggested that the Committee consider soliciting the help of an Eagle Scout for trail projects. The Board thanked the Committee for their work on behalf of the Township.

Gardiner Trail Access Agreement Approval

This agreement grants East Brandywine Township a non-exclusive temporary and limited right and privilege over the Gardiner property for the purpose of surveying the land in conjunction with a proposed trail easement. Mr. Kring made a motion to authorize execution of the agreement. Mr. Scribner seconded the motion, with all voting Aye.

Mr. Kring made a motion to close the meeting at 8:11 A.M. and open the Public Hearing on Ordinance 02 of 2016

Public Hearing – Ordinance 02 of 2016

An Ordinance Amending Chapter 300, General Provisions, Land Use, Article II, Definitions, and Chapter 399, Zoning, Article IV, Natural Features Protection Standards, of the Land Use Code of the Township of East Brandywine, Regarding the Floodplain District.

Chairman Fischer opened the hearing at 8:12 A.M. and entered the following exhibits into the record:

Exhibits

- B-1 A copy of Ordinance 02 of 2016.
- B-2 A copy of the Public Notice advertised in the Daily Local News.
- B-3 A copy of the February 10, 2016 letter from Patrick McKenna, Esq. to the Chester County Law Library.
- B-4 The January 6, 2016 letter from Scott T. Piersol to the Chester County Planning Commission requesting they conduct their Act 247 review.
- B-5 A copy of the January 21, 2016 Chester County Planning Commission review.
- B-6 Excerpts from the February 3, 2016 Planning Commission meeting recommending the Supervisors advertise the Ordinance and the February 4, 2016 Board of Supervisors minutes authorizing the advertisement.

The Proposed Ordinance has been available for public review since February 10, 2016.

Mr. Piersol explained that this is the second part of the Riparian Buffer updates; the Board has already enacted the subdivision part of the ordinance. After the first submission to the Chester County Planning Commission, Solicitor Patrick McKenna recommended some modifications to the proposed ordinance which necessitated resubmitting it to the Planning Commission for an additional review.

Chairman Fischer asked if there were comments from the Board of the audience. There were no public comments.

The Public hearing closed at 8:15 A.M.

Ordinance 02 of 2016

Vice-Chairman Kring made a motion to adopt Ordinance 02 of 2016. Mr. Scribner seconded the motion, with all voting Aye.

Additional Public Comments

Chairman Fischer asked if there were additional comments from the audience. There were no questions or comments.

Announcements

The Board of Supervisors will meet in Executive session immediately following this meeting to discuss legal and personnel matters.

Notice

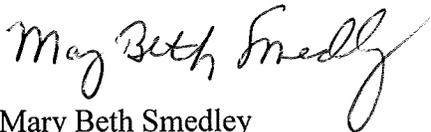
The Board of Supervisors will meet at 9:00 A.M. today to continue the hearing on the Preliminary Plan for East Brandywine Center.

The Thursday, May 5, 2016 Board of Supervisors Work Session has been moved to Wednesday, May 4, 2016.

Adjournment

There being no further business, Vice-Chairman Kring moved to adjourn the meeting at 8:20 A.M. Mr. Scribner seconded the motion, with all voting Aye.

Respectfully submitted,



Mary Beth Smedley
Secretary/Treasurer