

Meeting Minutes of December 2, 2010
Board of Supervisors

Chairman McCaffrey called the West Brandywine Township (WBT) Board of Supervisors meeting of December 2, 2010 to order at 7:30 pm and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors (BoS) by Manager Rambo noted Supervisor's Thomas J. McCaffrey, Carl S. Lindborg, and Josef G. Obernier, Sr. in attendance. It is also noted that the Manager was in attendance.

Acceptance of Minutes from Previous Meetings

November 3, 2010 and November 18, 2010. Supervisor Obernier motioned to accept the minutes, seconded by Vice Chairman Lindborg. Board members Obernier, Lindborg, and McCaffrey voted aye.

Treasurer's Report (n/a)

The Treasurer's report is not applicable at this meeting.

Public Comments (individuals requesting to be on agenda)

There were no Public Comments.

Correspondence/Communications *Information to act upon*

The Board of Supervisors is in receipt of a six month letter of extension for the Hammell-O'Donnell Project. Manager Rambo noted the Planning Commission (PC) recommended that the BoS accept Hammell O'Donnell's letter of extension, Hammell-O'Donnell is currently working on their sewer requirements. The sewer needs will be addressed from the Western Chester County Sewer Authority, located in Honey Brook. Vice Chairman Lindborg motioned to accept the letter of extension, seconded by Supervisor Obernier. Board members Lindborg, Obernier, and McCaffrey voted aye.

Steve Trego of Hurricane Hill Farm, LLC has forwarded the Township a letter with regard to his interest to farm municipal owned property. Manager Rambo explained this is a 16.9 acre Township owned property located on Route 322 currently being farmed by Mr. Hoover. A third party is also interested in farming the property. Supervisor Obernier asked if any of these people have an existing farm. The Manager noted where the interested parties currently farm. Chairman McCaffrey suggested some policies be written up for people that want to utilize municipal property for farming. Manager Rambo will send correspondence stating that since there is several individuals interested in farming the property; the BoS will be exploring what they want to do, to possibly have a bidding process.

Correspondence/Communications *Information to note*

The Township is in receipt of correspondence from Ruth Doutrich with regard to the property pin of Dr. Vilcheck. Manager Rambo read the letter dated November 26th out loud along with a letter from David Doutrich dated November 11, 2009. Both Vice Chairman Lindborg and Manager Rambo agreed the letters stated that Doutrich is not responsible. The BoS felt that the Township is not responsible either. The letters will be forwarded to Dr. Vilcheck.

Alyson Zarro, Esquire of Riley, Riper, Hollin & Colagreco is requesting that the hearing for Ordinance No. 2010-02 be continued until January 3, 2011 so that they have additional time to revisit the proposed Ordinance and prepare new signage language. Manager Rambo explained that Pulte is revisiting the language and going before the PC on December 21st to try and gain their support based on the Freedom Village sign.

The Coatesville Library has forwarded the Township a thank you letter for its 2010 contribution. There were no comments.

The Brandywine Conservancy has forwarded the Township an invitation to attend its Planning Ideas and Inspirations for 2011 presentation on December 9, 2010. There were no comments.

The County Tax Claim Bureau has forwarded information to the Township with regard to "RETURN" of Taxes for Year 2010. This information was been forwarded to the Township's tax collector.

The Township is in receipt of a copy of the Recommended Decision of Chief Administrative Law Judge Charles R. Rainey, Jr. as it pertains to the PAWC Rate Filing with the PUC. Manager Rambo explained this is Judge Rainey's decision that was agreed upon by the various entities.

Reports of Departments, Organizations, Boards and Commissions (n/a)

It was noted that reports were not applicable at this meeting.

Adjournment from Township Meeting time: 7:44 p.m.

Opening of Public Hearing time: 7:44p.m.

Ordinance No. 2010-02; amendments to the zoning ordinance sections pertaining to signs. Manager Rambo noted Alyson Zarro, Esquire has requested this hearing be continued so that they time to revisit additional language and recommended the BoS accept their ability to continue. Chairman McCaffrey motioned to accept the hearing's continuance. Vice Chairman Lindborg seconded the motion. Board members McCaffrey, Lindborg, and Obernier voted aye.

Ordinance No. 2010-01; zoning map change. Manager Rambo explained the tax parcel is located at the intersection of Springton Road and Horseshoe Pike that consists of 10.1 acres. It has a historic home and barn located on it. This property is for sale and is currently owned by a church organization at the current time, the Pastor is in attendance. Kristin Camp, Esquire is in attendance to representing the individual that is interested in purchasing the property. They are looking at changing the zoning from R-2 to rural mixed use; this would allow commercial and residential flare. Currently, adjacent to that, south of Route 322 is a chiropractic office, dentist office, and a bank. Manager Rambo asked that should the BoS elect to continue the hearing until the next BoS meeting, that any exhibits be able to be retained by the Township so that this information will be available for the public. The Township could also post on its website that this information available at the Township.

Ms. Camp stated she represents Mark Huber, who is in the audience tonight and thanked the BoS for continuing the hearing on November 18th. It was important for the PC to be given an opportunity to make a recommendation. Ms. Camp noted that Bill Cahan, unable to attend this evening, is also one of the equitable owners. The consultants that have assisted on this project are D.L. Howell, Civil Engineers; Matt Hannan, Traffic Engineer with traffic planning and design; and Martin Kimmell is the architect. Ms. Camp stated they came before the BoS in August and we were proposing that the above noted parcel on Springton Road be rezoned to rural mixed use. They presented what they believed to a positive attribute by rezoning this property to rural mixed use. What they would propose is to do a planned mix use development. The Township's rural mixed use zoning regulations already call for accommodation and planned mix use development which has a little residential as well low scale retail and special services. Ms. Camp's client has put together a concept plan; the client does not have any tenants secured yet. If the BoS agrees to rezone it, at their discretion, the BoS gets to choose how property in WBT is zoned. If the BoS chooses to rezone this property to rural mixed use that would be the first step in the process. The next step would be finance; to go out and get letters of intent signed. They have had conversations with national chain pharmacy, a bank, and national franchise daycare facility, as well as medical professionals that would like to own condominiums, a larger medical building. If the property were to be rezoned rural mixed use, the concept plan would be to file a conditional use application for a planned mix use development. Within that planned mixed use development the following uses would be proposed. 1) To keep the historic resource; the dwelling at the intersection – refurbish it to the extent that it needed to be refurbished. 2) Pharmacy – approximately 14,000 square feet, a proposed bank and relocation the historic barn, possibly reusing it in some manner, i.e. offices, day care facility. 3) Behind that have one story office building, 15,000 square feet. The goal

would be to create condominium units to be sold off to various professional offices, architects, engineers, layers, doctors, etc.

When representatives of the applicant met with the PC, they tried to present to them some of the things that they thought were positive attributes. Ms. Camp put together a memorandum that was previously provided to the BoS and outlined what were the positive attributes; they went over that at the PC meeting. They had three meetings with the PC, the first meeting only three PC members were present, they had discussion and there was positive feedback. The second meeting all seven members were present. One member recused herself because she works for Riley Riper. The PC commented about the Township's comprehensive plan. One of the comments was that they shouldn't throw away everything they worked on, on the Comprehensive Plan. Ms. Camp stated they took that comment very seriously. In fact, there is a lot of support in the Comprehensive Plan to rezone this property. It talks about Route 322 being the heaviest traveled corridor and it talks about significant growth in the Township for residential uses and the need to provide some services for those residents. The Comprehensive Plan actually identifies this property as site responsive suburban as the land use designation that is provided in Chapter 10. That particular designation is not intended to exclude nonresidential development in addition to residential development, flexible approaches should be considered for limited commercial and nonresidential development that might be appropriate for locations in this area. This parcel is particularly called out in the Comprehensive Plan.

The Future Land Use Map that is attached to the Comprehensive Plan calls this parcel mixed use overlay, which again allows for mixed use similar to what the rural mixed use zoning allows when you plan mixed use developments. It also talks about promoting appropriate mixed use development. It talks about having significant problems at the Route 322 intersection. To rezone this property to allow commercial development, this would generate a profit for a developer. It would generate profits that would be put back into improvements. Not only does the Comprehensive Plan talk about the problems with this intersection, the Route 322 Corridor Study that was conducted also pinpointed the same problem intersection and recommended suggested changes that could be made.

Matt Hammen put together a plan that goes through what the Comprehensive Plan, the Act 209 Study, and the Route 322 Corridor Plan called on for the need for improvement. With the proposed development there would be revenue generated that would be able to be utilized to make the intersection function in a more efficient manner. This would not only handle the traffic that would be generated from the development, but would also handle the traffic that is there today and causing problems. This is a significant cost, without having this development occur there, it is going to be difficult to have the funds to do that; this would be a significant contribution. One of the comments on the PC was the applicant is going to come in and state there are no issues with traffic and there is nothing that they need to do. Matt Hammen stated that is absolutely what they are not going to say, they guarantee that improvements would have to be made to this intersection to support any development to that site. The first step would be rezoning the property, the second step would be going through the actual fine tuning of the zoning approval through the conditional use process. The BoS has the power to impose conditions that they would mandate; they ask that the PC be very involved in this. The applicant heard the concerns of the neighbors regarding stormwater control, lighting, and making sure the development doesn't have an adverse impact on the neighbor's farm across the street. All of that the applicant hears, understands, and knows that this would have to be worked out. They are not at the stage yet to answer all of the detailed questions because they have not done the full engineered plan. That would be done at conditional use. If in fact the BoS approve conditional use, there would be conditions imposed that would again guarantee that some of those improvements the BoS would like to see would be made to that intersection.

The next step would be land development. The applicant's goal is to have this be architecturally harmonious. Not only are the visibility here and the character of WBT being a rural agricultural residential community, but is also keeping in with the character of the structures that are currently on that property. This would be consistent with what they call rural mixed use plan development, it is not a big box store, not a strip shopping center, it is a smaller building broken apart that has integrated circulation patterns, integrated driveways and parking.

One of the comments that were made was to promote pedestrian traffic. Ms. Camp expressed they could look at it but no guarantee would be made. Supervisor Obernier questioned where the pedestrian would come from. Ms.

Camp stated from across Route 322. Manager Rambo explained with the proposed town home units approximately one mile up the road, as well as the existing bank and dentist office, it was presented that there be a creative means to allow pedestrian traffic from one proposed development to the other proposed development. Supervisor Obernier asked if PennDot would permit a pedestrian walkway across Route 322. Manager Rambo explained if is done at the signal with today's standard requirements, then yes there is a good chance they would allow this if done with the proper means.

Chairman McCaffrey voiced concern with the way that intersection builds traffic now, that pedestrians would add to that circuit. Manager Rambo explained currently there are three light phases, when that intersection was initially built, there were four light phases. What they are proposing now, is they are going to have through lanes, decel lanes, and turn lanes. Chairman McCaffrey noted this started out as four circuits and dropped to three because it was causing such delays. Manager Rambo explained that now they will be able to obtain adequate room from abutting properties to create the necessary turning lanes, straight through lanes, and decel lanes. What they are possibly proposing you'll obtain property to create the intersection the way it should be to make it flow smoothly. Mr. Hamman stated they have not yet performed a traffic study at the Route 322 intersection. Once they do the traffic study and determine what the appropriate improvements are, there will be a total reworking of that traffic light.

Chairman McCaffrey expressed the project isn't the problem, the problem already exists there, we would like someone that would make it better, rather than have someone tell the BoS that there project isn't going to make it any worse. Vice Chairman Lindborg stated in this case that intersection is a major concern. Mr. Hamman stated what they discussed with the PC, is that back in December of 2004, the Township adopted Act 209, a transportation impact fee. Mr. Hamman stated that he already knows there is an issue there today, if they are able to move forward they will identify certain improvements to be done at the intersection. The Township has their criteria; they also have to go to PennDot who has their criteria. They are going to have a traffic study done and to identify improvements that are needed, not only for today, but in the future. Then they can sit down and discuss what the most appropriate improvements are at that intersection. If they have to introduce the pedestrian phase, keeping in mind that the intersection is going to be revamped, which if you have turn lanes you'll have additional capacity. As far as PennDot is concerned, once this development is done, it is his job to tell PennDot how they will mitigate the impact because they will have an impact. Mr. Hamman wanted to be clear that he wants to have an improvement plan in place that is agreeable to everyone prior to final approval. The improvements will be done in conjunction with the construction of the development.

Manager Rambo asked Ms. Camp about the units that are going to be sold. Ms. Camp stated they are condo units; there would be transfer taxes for that. The bank would be a leased site. There is a pharmacy, bank, an office building, and there is the relocation of the barn that could potentially be used as the daycare facility.

Chairman McCaffrey asked Ms. Camp to delineate what the positive community oriented improvements are that would be associated with their project. That they would somehow be above development within the zoning as it exists. Ms. Camp explained there would be retail jobs, jobs in medical offices, jobs in daycare. It would strengthen the tax base in the Township. This would require having a public water and sewer paid for by the developer, to extend other properties in the vicinity that would want to connect to public water and public sewer, and also the fact that the Township has approved, but not built, approximately 800 new residences. Those residents of the community would have services right in their backyard rather than drive to Thorndale and further east on Route 30, dropping your child off at daycare on your way to work, being able to take your child to the pediatrician's office when the school is up the hill a little bit.

Ms. Camp stated another comment made by the PC was how the Township would be sure the applicant is really going to make the improvements. The Board determines the conditions; three of their major planning documents for the Township identify these improvements. Allowing the development on that site provides the resources necessary to make some of those improvements.

Chairman McCaffrey agreed there will be an increase in revenues. Personally, as a person that watches controlled development and as more concentrated development comes in to the community, extending water and sewer lines doesn't do the Township a lot of good except encourage the next person beside their property come in with the

same argument that this developer is today. The one community benefit that Chairman McCaffrey sees is having that intersection cleaned up. Anyone could get a job there, whether they are from Delaware County or Lancaster County. A person doesn't want to have commercial development in their back yard either, having something nearby is one thing, having it in your backyard is another. People buy an investment in their homes in that area based on their perception of what the last use is going to be where they are raising their family.

Vice Chairman Lindborg stated this is difficult for him and feels this is his chance to object based on the changes being negative in the outcome. As soon as the zoning gets changed, there are additional rights to use that property that weren't there before. You can't put conditions on that are onerous and prevent what is already defined as a use for the property. Vice Chairman Lindborg stated he isn't objecting to everything. He wants to make sure before he approves the zoning that something is there that he can feel assured that it is an improvement for the area. One of the applicant's representatives explained the improvements would be far more in excess of the impact of this Township. Mr. Kimmel stated take if you take a generic number, it is probably close to \$850,000 to \$500,000 in impact fees, that is a significant amount as far as road improvements. Manager Rambo noted that any specific requirements of the property site, i.e. getting in and out, can be above and beyond those improvements.

Ms. Camp expressed she never has had a client do this much analysis in planning and committing themselves at this level of the game. She applauds them for what they have done to show the BoS architecturally what they are committed to do, the BoS can impose that as a condition. They can't go the next step and do further engineering analysis, for them to move any further and spend any more money to show the BoS how it is going to be done in a good engineering way.

Chairman McCaffrey stated right now the property is zoned residential and asked about historical resources on their property. Chairman McCaffrey noted a past developer, at some point, was going to take care of their historical resources and the historic resource wastes away waiting for their attention and asked if Ms. Camp's client if he would object to a negative penalty if it is not taken care of. Manager Rambo stated that would be part of the conditional use hearing.

Chairman McCaffrey stated the questions that he brought up, if they could all be answered happily, the people that are going to be objecting the most for this project will feel happier too. In the long run, it would be good to hash this all out from the beginning.

Supervisor Obernier asked if anyone in the audience had a question. Mr. Green of Little Washington read a written statement out loud. See attached file. Chairman McCaffrey requested this hearing be extended to another date so that the exhibits could be left so that people that have concerns could come in and examine them, and perhaps bring up what they feel is a special problem or benefit; it may be something that could be modified.

Vice Chairman Lindborg asked if Bob Schini from the PC had any concerns or comments from the PC's perspective. Bob Schini noted they did a site visit and the PC had mixed minds. There were some reservations; there would be a loss of trees. However, when they listened to the applicant more, they realized they have traffic problems there now. There may be increased problems at that intersection, there will be more development, but it is a way to get some money for traffic improvements. Even with the rezoning of this tract, there is a net gain of conserved land along Route 322.

Manager Rambo explained the Township has obtained 16.9 acres of the rural mixed use that was available, but is now taken off the records. The BoS sought to pursue this because of its pristine scenic view and to the archdiocese property and historic the historic view. The developer hammered the property according to what is permitted by rural mixed use. Chairman McCaffrey stated this was a miscalculation on the Township's part to leave this as rural mixed use. Supervisor Obernier stated that fortunately the BoS was able to turn a negative into a positive. Mr. Schini stated the PC took a vote that was four to two in favor of changing the zoning of the property to rural mixed use.

Chairman McCaffrey stated that is a good point to keep in mind, there was property removed from rural mixed use and nothing was put back. The Township does not want a series of strip centers all the way down the Township. Vice Chairman Lindborg concurred with Chairman McCaffrey that he would like this hearing

continued to give any residents the opportunity to come in and look at the exhibits and perhaps comment at the next BoS meeting of December 16, 2010.

Ms. Camp expressed they would appreciate if the BoS would make a decision at the next meeting. Supervisor Obernier stated the BoS has heard a number of concerns and one way or another; they should be able to make a decision at the next BoS meeting. Vice Chairman Lindborg asked Mr. Schini if there was a large public turnout at the PC meeting and Mr. Schini answered no. Chairman McCaffrey noted he has not heard from anyone else in the community. There may be other resident's involved but are not in attendance tonight and would like to give them the opportunity to look at everything and give him their comments.

Manager Rambo noted they have the plans available at the Township for the public; they have been passed out at various meetings. Chairman McCaffrey stated he received a call denoting that the drawings and things aren't hanging up in the meeting room. Manager Rambo stated they aren't hanging up, but they are here. Ms. Camp stated that surrounding neighbors will get notice of the Conditional Use Hearing and have an opportunity to be part of the Hearing to have their voices heard. Mr. Hammen commented that the applicant hired a traffic consultant because they want to be sensitive and respond to everyone's concerns so that this does end up fitting into the neighborhood, so you can expect cooperation throughout the planning process to deal with all of the stormwater issues, architectural issues, screening issues, and landscape issues that will make it among one of the better developments that you can think of. Chairman McCaffrey expressed there are two things that happen all the time, you can have a hearing going on and the person that it affects doesn't feel they have had their voice properly heard. The second thing is that this isn't a simple development that is already zoned for it, we're changing the zoning. Chairman McCaffrey objects to changing zoning because someone wants to invest in something and make it more profitable by building what they want to build, that means zoning has no meaning at all. There has been a lot of thought in this, it seems like if you take more time to discuss this, then you have happier people that feel that their voices have been heard, and then the project can go through without a lot of pain and suffering, if you just approve it then it is a done deal.

Vice Chairman Lindborg said at this point he is not sure if he can come to a decision, if he is forced and is not comfortable making a decision, then he will vote against it. Vice Chairman Lindborg stated he tried to make clear at the last meeting, that he felt it important that people that have interest in this project to go to the PC. The BoS has a lot of confidence in the PC, in the efforts that they put into the different projects that come before them; they are a great group of people. For whatever reason, the people couldn't make it or weren't interested in going, the people in the audience tonight did go. An effort has been made and if the BoS agrees to continue the hearing, they will look at it at the next BoS meeting to see what the BoS can do, with absolutely no promises. With that, Vice Chairman Lindborg motioned in favor to continue the hearing. Supervisor Obernier seconded the motion. Board members Lindborg, Obernier, and McCaffrey voted aye.

Adjournment from Public Hearing time: 8:43

Re-Opening of Township Meeting time: 8:43

Chairman McCaffrey commented if this takes a couple extra weeks to make a decision for the hearing, he would rather feel comfortable than feel rushed. For the applicants to say they have contracts they have to meet is not his problem. Chairman McCaffrey's problem is to make sure that everyone gets to talk about it. Vice Chairman Lindborg concurred.

Old Business

The Manager has finalized the revised Ordinance reducing the number of individuals from nine down to seven that make-up the Open Space Review Board. The Manager will prepare the advertisement for the Daily Local News.

The Manager is in the process of preparing the Airport Hazard Zoning Overlay District for incorporation into the Township's zoning ordinance as required by PA Act 1984-164. Manager Rambo noted this will be finalized for adoption early in 2011.

The Manager has provided the Police Association with the proposed 2011-2013 Police Contract for review and consideration. Manager Rambo noted they have received a response and recommended the BoS hold an executive session after this meeting to discuss the response from the Police Association. Chairman McCaffrey stated they will hold an executive session after this meeting to discuss personnel issues.

Additional discussions on Ordinances NO. 2010-01 and 2010-02. There were none.

The Township has completed the refinancing of \$4,165,000 with the Emmaus Bond Pool and the Harrisburg Authority and PNC borrowings have been paid off. There were no comments.

2011 budgets are available for review at the Township office and on the website. Chairman McCaffrey expressed they have tried to improve on the budgets and make them clearer because of past complaints. Supervisor Obernier stated the long standing request to more clearly show for example, the Open Space Tax, they have all been put into separate groupings so it is easier to see what those things are now.

Old Business from the Floor and from the Board

There was no Old Business from the Floor or the Board.

Ordinances and Resolutions

Ordinance No. 2010-01; zoning map change and Ordinance No. 2010-02; zoning amendments to sign ordinance sections. Manager Rambo recommended the BoS table both Ordinances. Supervisor Obernier motioned to table both Ordinance No. 2010-01 and 2010-02. Vice Chairman Lindborg seconded the motion. Board members Obernier, Lindborg, and McCaffrey voted aye.

Resolution #12-2010; Access-way acceptance. Manager Rambo explained this is a ten foot wide access-way within the Valley View Subdivision that will allow the Township to create a trail at some point to abutting properties and recommended the BoS sign the Resolution. Supervisor Obernier motioned to approve Resolution #12-2010 Access-way acceptance. Vice Chairman Lindborg seconded the motion. Board members Obernier, Lindborg, and McCaffrey voted aye.

New Business

The Winter Edition of the newsletter is being prepared for printing. There were no comments.

Recommendations of the Township Planning Commission. Manager Rambo noted two recommendations of the PC; the BoS did accept the extension for Hammell O'Donnell Business Park project. The PC also recommended rejection of the GenTerra plan unless a letter of extension is received. Manager Rambo recommended they allow the developer to submit to the Township a letter extension by December 16th. If not, the PC's recommendation would be to reject the plan based on the Engineer's latest review letter. GenTerra is currently working with the Authority in requesting sewer capacity for the project as well as addressing stormwater issues. This will come up for consideration at the December 16th BoS meeting.

The Board to consider establishing a Conditional Use Hearing for the Patriot Lane Project (Hide-Away Farms Historic Farmstead). Manager Rambo noted there is a Conditional Use application that was filed by Earl Cooke of Southdown Homes regarding 186 Patriot Lane, the approved farmstead. They brought this application into the PC regarding the reuse of the historic structures; they have presented a case to redo the existing historic house, to turn the machine shop into two dwelling units, and the historic barn into four dwelling units. After Southdown Home's presentation to the PC regarding what they would like to do, the PC has recommended to the BoS that a Conditional Hearing be established. Manager Rambo noted they would put this on the December 16th BoS meeting. They have been approved to move forward with the Conditional Use application.

Recommendations of the Township's Open Space Review Board. The OSRB has put in writing, for the BoS pursue the purchase of the Gordon Eck conservation easements.

New Business from the Floor

There was no New Business from the Floor.

New Business from the Board

Manager Rambo noted that Mae Marie is in the audience. The Manager will meet with Natural Lands Trust to get Ms. Marie's documents finalized so at the December 16th BoS meeting, the BoS can officially move forward with accepting the Marie conservation easement that she is providing to the Township at the cost of simply paying for the recording at the County. The County is also granting funds to her for the conservation easement.

Public Comments

Supervisor Obernier thanked Mae Marie for the conservation easement.

Open Issues before the Township

The Township Engineer and Manager continue their work on updating the Township's Act 537 Plan. There were no comments.

General Obligation Note (Emmaus Bond Pool Adjustable Rate Bond for the Twp. and Public Works Facility/Park Construction: interest rate for the week is 1.85%) There were no comments.

Review and Payment of the Bills

Manager Rambo noted the General Fund bills total \$28,321.87 and Solid Waste bills total \$332.33. The Manager requested an initial vote on all of the bills except for OAC Network Solutions and then a second vote on the OAC bills. Chairman McCaffrey stated he reviewed the bills, found them in order, and motioned payment exempting the OAC bills, seconded by Vice Chairman Lindborg. Board members McCaffrey, Lindborg, and Obernier voted aye. Chairman McCaffrey then motioned to pay the OAC Network Solutions bills, seconded by Vice Chairman Lindborg. Board members McCaffrey and Lindborg voted aye. Obernier abstained because he is involved with OAC Network Solutions.

Upcoming Meetings/Events

- Saturday with Santa, Saturday, December 4, 2010 at 10:00 a.m.
- Municipal Authority, Thursday, December 9, 2010 at 7:30 p.m.
- Historic Commission, Monday, December 13, 2010 at 7:30 p.m.
- Parks and Recreation Board, Tuesday, December 14, 2010 at 7:00 p.m.
- Board of Supervisors, Thursday, December 16, 2010 at 7:30 p.m.
- Open Space Review Board, Tuesday, December 21, 2010 at 6:45 p.m.
- Planning Commission, Tuesday, December 21, 2010 at 7:30 p.m.

Holiday Office Closures

- Friday, December 24, 2010
- Monday, December 27, 2010
- Friday, December 31, 2010

Adjournment

There being no further business before the Board, Vice Chairman Lindborg motioned to adjourn the meeting at 8:56 pm, seconded by Supervisor Obernier with all board members voting in favor of adjournment. Board members Lindborg, Obernier, and McCaffrey voted aye.

Ronald A. Rambo, Jr.
Township Manager/Secretary/Treasurer

I have a written statement I would like to be allowed to read. I ask that I be allowed to finish before any comments or questions.

The development of this property is being justified as filling a need in the WB community for the types of services it will provide. No residents have come forward to voice their support, BUT several residents have protested. If there truly is a need for these types of services, one would expect overwhelming support from the residents and that does not seem to be the case. In fact, all the proposed services can be found within a short drive from the proposed site.

Everyone agrees that traffic is a problem at this intersection. Regardless of any improvements made, commercial development of this property will increase the amount of traffic in the area, specifically Springton Road, moreso than developing as currently zoned. Certain businesses, for example a day-care, will increase traffic at the busiest times.

At a previous meeting, the question was asked how this proposal would impact neighboring property values. Factors that realtors use like square footage, lot size and comparable values are what determine a property value. In reality, adjacent properties and the surrounding roadways along with the quietness and safety of the area all have considerable impact on the desirability of a property. In fact, having a bank, medical building, daycare and drugstore would deter people who are looking for a home in a rural residential area. The rural residential settings found in WB are what make it stand apart from its neighboring townships. Rezoning and developing this property is one step toward making this area undesirable to live in.

We have been assured that the proposed rezoning of this property would have little negative impact on our quality of life. The businesses being proposed would be low-key and non-disruptive. They would mainly be open during daytime hours. If in fact the property is rezoned, would any restrictions be placed on the property to ensure this is the case? Or, is this just the first step in allowing the possibility of a 24/7 commercial business to open on that spot?

I would ask you to re-consider the rezoning of this property as if it was in YOUR immediate neighborhood and vote NO to the proposed rezoning.

