

**BOARD OF SUPERVISORS MEETING MINUTES**

**February 11, 2025**

**7:00 PM**

BOARD ATTENDANCE:

Butch Myers, Chairman

Merv Engel, Vice Chairman

John Keesey, Member

OTHERS IN ATTENDANCE:

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| Chelsy Oswald, Secretary  Mark Thompson, Lamb McErlane  Casey Kerschner, Becker Engineering  Chief Ed Moore  Nancy Stoltzfus | Deidre Hosier  Bob Hosier  Daniel Dienner  Steve Dienner  Eric Cook  Aaron Zook |  |

**Opening**

Chairman Myers opened the meeting at 7:00 p.m. With the Pledge of Allegiance.

**Public Comment on Agenda**

There were no public comments on the agenda.

TJ, from International Paper, inquired about a recent noise issue letter from the Township Solicitor’s office, Solicitor to follow up.

**Past Meeting Minutes Approval**

Chairman Myers made a motion to approve the January 14, 2025, BOS Meeting Minutes. The motion was seconded by Vice Chairman Engel, motion carried 3-0.

**Treasurer’s Report**

Chairman Myers made a motion to approve the Treasurer’s report. Vice Chairman Engel seconded the motion, motion carried 3-0.

Chairman Myers made a motion to approve the list of bills. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Police Report**

Chairman Myers made a motion to approve the police report that was presented and read at the meeting. The motion was seconded by Vice Chairman Engel, motion carried 3-0.

**Zoning Report**

Chairman Myers made a motion to approve the Zoning report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Fire Company**

Chairman Myers made a motion to approve the Fire Company Report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Road Master’s Report**

Chairman Myers made a motion to approve the Road Master’s Report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Tax Collector’s Report**

Chairman Myers made a motion to approve the Tax Collector’s Report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Engineer’s report**

7612 Moscow Road – Ivan Fisher Stormwater Management Plan

Chairman Myers made a motion to approve a waiver/modification of §28-301.c.2, §28-303.A.1.a, §28-401.b, §28-402.g, & §28-404.B of the West Sadsbury Township Stormwater Ordinance (SWMO), omitting the need to provide an Erosion and Sedimentation Control Plan Adequacy Letter from the Chester County Conservation District. Vice Chairman Engel seconded the motion, motion carried 3-0

Chairman Myers made a motion to approve the Engineer’s report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Old Business**

**New Business**

1. 5032 Lower Valley Rd. – Dave Zook had discussion with the Board about prior BCO guidance and meetings, but noted he had no permits for the building addition or parking lot paving. Dave Zook will work on a Land Development plan submission to the township for review by Becker Engineering. Casey noted that he would be supportive of the applicant submitting a waiver of Land Development with certain conditions related to public utilities, PennDOT HOP, etc.
2. CS Datum- Chairman Myers made a motion to authorize the purchase of CS Datum computer system. Vice Chairman Engel seconded the motion, motion carried 3-0
3. Rut Box – Chairman Myers made a motion to authorize the purchase for a Rut Box for the use of the Road Department. Vice Chairman Engel seconded the motion, motion carried 3-0.
4. The auditor’s Resignation was withdrawn.
5. Resolution to appoint Auditor – No action taken by the board.
6. Chairman Myers made a motion to authorize the advertisement of time change for all upcoming Work Sessions to be 12:00pm. Vice Chairman Engel seconded the motion, motion carried 3-0
7. Chairman Myers made a motion to approve the Woodland View Speed Limit Reduction Ordinance. Vice Chairman Engel seconded the motion, motion carried 3-0.
8. Planning Commission Vacancy Recommendation/Appointment – No action taken by the board.
9. Chairman Myers made a motion to authorize the appointment of Jason Dempsey for a 5-year Board term on the Central Western Chester County Industrial Development Authority (CWCCIDA). Vice Chairman Engel seconded the motion, motion carried 3-0.
10. Discussions were had between the BOS, Solicitor, Engineer, and attendees regarding the In-Law Suite/ADU Draft Ordinance. No action taken by the board.
11. Chairman Myers made a motion to authorize the advertisement of the Driveway Ordinance. Vice Chairman Engel seconded the motion, motion carried 3-0.
12. New Leaf Solar Discussion. No action taken by the board.

**Public Comment**

More discussion about the In-Law Suite/Adu Ordinance Draft ensues between Aaron Zook, Steve and Daniel Dienner, BOS, and Township consultants.

1. Larger ADU for larger lot sizes.
2. Elderly Cottage Housing Opportunities (ECHO) should be a separate ordinance.
3. Discussed 110 Norton Drive potential project

Deidre Hosier would like to see more discussion of the In-Law Suite/ADU Ordinance Draft and questions the height requirements of a newly constructed barn on Strasburg Road.

Bryan Griffith asks for directions on how to proceed with obtaining an address for a property he owns with a shared driveway. The Township asked Bryan to submit the current driveway agreement to the Township for review.

Property owner Eric Cook at 5425 W. Lincoln Hwy. continued to raise issues related to stormwater on a neighboring property located at 5429 W. Lincoln Hwy. He mentions that his neighbor at 5429 has an unpermitted rental in the garage on the property that is currently occupied by renters.

An unknown attendee asks if there are currently any zoning ordinance regulations governing the permitting of an In-Law Suite/ADU right now.  The Township solicitor indicated that the Zoning Ordinance does not currently regulate those uses.

**Announcement**

Chairman Myers noted that the next Work Session will be held on March 5, 2025 at 12:00pm and the next regularly scheduled BOS meeting will be held onMarch 11, 2025 at 7:00 p.m.

**Adjournment**

Chairman Myers made a motion to adjourn the BOS Meeting at 8:04 p.m. Vice Chairman Engel seconded the motion, motion carried 3-0.

Respectfully submitted,

Chelsy Oswald

West Sadsbury Township

Secretary