

West Caln Township Board of Supervisors	<b>Wednesday, June 14, 2023</b> <b>Minutes</b> <b>Public Meeting</b>	
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A regular monthly meeting of the West Caln Township Board of Supervisors was held on Wednesday, June 14, 2023, at 6:30 PM at the West Caln Township Building.

Present were:

Supervisor Martin	Manager Siedenbuehl	Chief Martinez
Supervisor Hutton	Assistant Manager Sauro	Road Foreman Horblinski
Solicitor Venzie		

Supervisor Martin commenced the Meeting at 6:30 PM.

1. SALUTE TO THE FLAG

2. CONDITIONAL USE HEARING

*NOTE: A court reporter was present during this portion of the meeting. Notes reflected herein for this portion of the meeting are for minute purposes only and not a full reflection of the testimony presented.*

The regular meeting was closed, and a Conditional Use Hearing was opened at 6:35pm to consider the application of Benuel K. Lapp for the construction of an additional single-family dwelling on a lot where there is already an existing single-family dwelling. Property is known as 110 Lapp Farm Drive, UPI#28-5-188.1.

Solicitor Venzie provided the following:

Exhibit B1 – Conditional Use Application

Exhibit B2 – Letter from Solicitor Venzie dated May 23, 2023 advising applicant of hearing date, time and location

Exhibit B3 – Proof of Publication

Exhibit B4 – Proof of Posting on the subject property

Exhibit B5 – Proof of Mailing to property owners within 500’ of the subject property

Exhibit B6 – Letter from DEP to applicant regarding planning module requirements

Testimony was presented from the applicant, Mr. Lapp with questions from the Board. Additional information was provided by Mr. Lapp’s brother-in-law, John Esch, as well as from the township administration. The Board entered into executive session.

Motion to approve with the following conditions: Only a family member can reside in the dwelling; and applicant must comply with DEP and Chester County Health Department as it relates to the on-site septic and/or well.

Motion to Approve: Supervisor Hutton                      Second: Supervisor Martin                      Vote: 2-0-0

*Motion Passed*

The hearing was closed, and the regular meeting resumed at 7:06pm.

West Caln Township Board of Supervisors	<b>Wednesday, June 14, 2023</b> <b>Minutes</b> <b>Public Meeting</b>	
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3. ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

4. EXECUTIVE SESSION

An executive session was held on Thursday June 1 and Wednesday, June 14, 2023 for legal and personnel reasons.

5. RESIDENT'S COMMENTS

None

6. APPROVAL OF THE MINUTES

Motion to Approve: Supervisor Hutton                      Second: Supervisor Martin                      Vote: 2-0-0  
*Motion Passed*

7. MANAGER'S REPORT

The Board of Supervisors accepted the Manager's Report as presented.

8. TREASURER'S REPORT

Motion to Approve: Supervisor Hutton                      Second: Supervisor Martin                      Vote: 2-0-0  
*Motion Passed*

9. SOLICITOR'S REPORT

None

10. POLICE REPORT

The Board of Supervisors accepted the Police Report as presented.

11. ROAD DEPARTMENT REPORT

The Board of Supervisors accepted the Roads Report as presented.

12. EMERGENCY MANAGEMENT COORDINATOR REPORT

The Board of Supervisors accepted the Emergency Management Report as presented.

13. FIRE MARSHALL REPORT

Fire Marshall reported there were 18 permits issued for the month and currently 183 total for the year.

14. WAGONTOWN FIRE COMPANY

The Board of Supervisors accepted the Roads Report as presented.

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15. WESTWOOD EMS SERVICE

The Board of Supervisors accepted the EMS Report as provided.

16. HISTORICAL COMMISSION REPORT

Greg Reno was present for the Commission. It was reported that they continue to add new historic information the new webpage.

17. OLD BUSINESS

None

18. NEW BUSINESS

- a. Bid opening road sealing project for equipment rental. Bids were received from AMS, LLC in the amount of \$26,500 and Martin Paving in the amount of \$50,100

Motion to Approve AMS to complete work: Supervisor Martin

Second: Supervisor Hutton                      Vote: 2-0-0

*Motion Passed*

19. INFORMATIONAL ITEMS

- a. Land Development Plan has been received for 1221 Airport Road – Owner is 1221 Airport Road – Plan proposes the creation of a 55 and over community consisting of 192 townhomes, 45 apartments, and clubhouse.
  
- b. Land Development Plan has been received for 758 W Kings Highway – Owner is Dan Lyster Real Estate, LLC – Plan proposes the construction of a 9,600sf commercial building to be used for a lawn care business.

20. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 7:25p.m.

Motion to Adjourn:    Supervisor Hutton                      Second: Supervisor Martin                      Vote: 2-0-0

Respectfully Submitted,

Kimberly Milane-Sauro  
Assistant Secretary  
*Approved July 18, 2023*