

**WEST SADBURY TOWNSHIP
BOARD OF SUPERVISORS WORK SESSION
February 26 2019**

The meeting was called to order at 9:30 a.m.

Attending were Barry Edwards, Ed Haas, John Keeseey, Cindy Mammarella, and Helen Esbenshade.

1. A conditional use hearing took place for the application of Chester and Emma Stoltzfus to construct a horse barn on their property at 6133 Limeville Road. Mr. and Mrs. Stoltzfus are seeking approval to construct a horse barn to be located 100 feet from the western and front property lines and within 200 feet of an adjacent dwelling to the west, and to allow the horse barn to be a maximum of 29 feet high. Ms. Esbenshade presented the public notice and exhibits. Jason Shaner of Impact Engineering presented the applicants' proposal. After much discussion that included turning the barn for the front to face the road, Barry Edwards made a motion to approve the conditional use application subject to a formal written decision, and John Keeseey seconded the motion. Motion passed 3-0.
2. Aaron Zook, a resident who lives along Limeville Road, asked the Board how the Township may be able to provide temporary relief to Ephraim Miller for him to put a horse shelter on a 1 acre property along North Blackhorse Road. Mr. Zook and the Board discussed the ongoing issue of the Amish community needing to apply for variances or conditional uses to keep horses on properties of less than 2 acres. Barry explained that the Board is again going to look at other municipal ordinances and consider amending West Sadsbury's ordinance in regards to horse shelters.
3. Bill Beers, zoning and codes official, discussed the horse barn at 56 Amy Drive and if it meets the distance from the rear property line as required in the zoning hearing order. Bill will continue to try to contact the property owner to resolve this issue.
4. Bill Beers also recommended that the Township use complaint forms in the event he has to go to court and may need to call witnesses.
5. A list of outstanding invoices, including \$4,760.27 in general fund expenses and \$7,254.26 in liquid fuels expenses, was presented to the Board. Barry Edwards made a motion to pay the invoices, and John Keeseey seconded the motion. Motion passed 3-0.
6. An amended stormwater management O&M agreement for Kellie and Penn Seltzer was presented to the Board. Barry Edwards made a motion to approve the agreement, and John Keeseey seconded the motion. Motion passed 3-0.
7. Resolution 2019-04 was presented to the Board. The resolution provides the Board's endorsement of Landscapes3, Chester County's Comprehensive Plan. Barry Edwards made a motion to approve the resolution, and John Keeseey seconded the motion. Motion passed 3-0.
8. Resolution 2019-05, approving the application of Elam Beiler, 463 Stauffer Drive, to add 79.3 acres of his property, consisting of Chester County Tax Parcels 36-6-14.2 and 36-6-14.2B to the Township's Ag Security Area, was presented to the Board. Barry Edwards made a motion to approve the resolution and John Keeseey seconded the motion. Motion passed 3-0.

As there was no further business, the meeting adjourned at 11:10 a.m.

Respectfully submitted,

Cindy Mammarella

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Township Manager