

**BOARD OF SUPERVISORS MEETING MINUTES**

**Tuesday, June 10, 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  Casey Kerschner, Becker Engineering  Mark Thompson, Solicitor  Jason Chapman, Roadmaster  Ed Moore, police Chief | Deidre Hosier  Bob Hosier  Aaron Zook  Alvin Fisher  Nancy Stoltzfus |  |

**Opening**

Chairman Myers opened the meeting at 7:01p.m. with the Pledge of Allegiance.

**Public Comment on Agenda**

Deidre Hosier acknowledges Chelsy’s birthday with warm regards.

Diane Palmer presented the Atglen Library’s Newsletter and highlighted activities taking place in the upcoming months. Including a “Book Walk”, “Color our World” Summer reading, and Sundays in the Park (6/8, 7/13, & 8/10) where there will be fun family activities and FREE ICECREAM! Diane thanks the Township for their yearly contribution to the Atglen Library.

**Past Meeting Minutes Approval**

Chairman Myers made a motion to approve the May 13, 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 by Chief Ed Moore. The motion was seconded by Vice Chairman Engel, motion carried 3-0.

Chief Moore notes the 3rd Annual WST PD Car Show is to take place on June 21, 2025, in the Home Depot Parking lot. Registration is from 9am - 11am and the Car Show will be 11am - 4pm. The rain date is June 28, 2025.

WSTPD would like to thank Home Depot for their donation of flowers to be planted around the Police Station.

The Board will take into consideration the request to hire a part-time administrative assistant for the PD.

The Board acknowledges the resignation of Part-time officer Marc Meshurle.

**Zoning Report**

Chairman Myers made a motion to approve the Zoning report. Vice Chaiman 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 presented and read by Jason Chapman, Roadmaster. 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**

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

1. **Freedom Life Church**

Chairman Myers made a motion to approve the proposed field change of an additional 58 parking spaces, conditioned upon the applicant recording the future certified As-Built Plans and addressing the remaining comments in the Becker Engineering Parking Lot Expansion Review Letter No. 1 dated May 13, 2025. Vice Chairman Engel seconded the motion, motion carried 3-0.

2. **Victory Brewing Company Sanitary Sewer Treatment Facility**

Chairman Myers made a motion to approve the following:

1. A waiver/modification of §28-301.c.2, §28-303.A.1.a, §28-401.b, §28-402.A.2.d, §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.
2. A waiver/modification of §28-301.U., §28-312, and §28-402.B.9.q of the West Sadsbury Township Ordinance (SWMO), omitting the need to provide a riparian buffer along +/- a 40’ triangular portion along the western property line.
3. To authorize Becker Engineering to determine the Financial Security to be established for the project, based on future correspondence and opinions of probable cost submitted by the applicant’s Engineer.
4. To conditionally approve the plan, conditioned upon the applicant addressing the remaining comments in the Becker Engineering Review Letter No. 2, dated June 10, 2025, and to the satisfaction of the Township and Township Solicitor, and allow the applicant to proceed with the foundation permits, building permits, and construction. Vice Chairman Engel seconded the motion, motion carried 3-0.
5. To authorize the Board of Supervisors to sign the Operation, Maintenance and Inspection Plan (O&M Agreement, plans, and all other associated agreements), when executed by the applicant.

Vice Chairman Engel seconded the motion, motion carried 3-0.

3. **3979 Cemetery Road (Leroy & Katie Beiler)**

Chairman Myers made a motion to authorize a full Financial Security Release, resulting in a remaining security of $0, conditioned upon: SWM Plans being recorded, Temporary Inlet Filter being removed, and the applicant paying any potential outstanding invoices. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Old Business**

**New Business**

1. Bill Fredericks, P.E. (RGS Associates) and Shakher Patel, P.E. (Destiny Management group) presented a preliminary plan to the Board to get their feedback on a future Zoning Text Amendment Petition. Destiny Management, The Board, and the attendees of the meeting discussed concerns and expectations for the proposed plan idea and what it could mean for WST. Misc. attendees voiced their frustration with traffic congestion along Leike Road, Route 10, and Route 30.
2. **In Law Suite ADU Ordinance 2025-03.**

Township Solicitor, Mark Thompson, opened the public hearing on the In-Law Suite/Adu Ordinance # 2025-03 and marked the following exhibits for the record: Exhibit T-1, Ordinance with Referral Form to Chester County Planning Commission dated 4/11/25, Exhibit T-2, Chester County Planning Commission Review Letter dated May 6, 2025, Exhibit T-3, Proof of Publication of Hearing Notice in the Daily Local News. Public Comment was received from Deidre Hosier, Member of the Township Planning Commission and other members of the public concerning the time spent discussing the language of the Ordinance and making sure all concerns were addressed. The hearing was closed, and Chairman Myers made a motion to Adopt the amended Ordinance # 2025-03. Vice Chairman Engel seconded the motion, motion carried 3-0. The Board shared their gratitude with the members of the Planning Commission and the residents of the township for the process that was followed to enact the Ordinance.

1. Chairman Myers made a motion to Award the “Quarry Road Bid Package” to Long’s Asphalt, Inc. for $176,590.00 for Equipment and labor. The Township is purchasing the material through Co-Stars. Vice Chairman Engel seconded the motion, motion carried 3-0.
2. Chairman Myers Authorized the repairs to the pavilion roof be done by Gap Hill Carpentry in the amount of $10,000.00, funds budgeted for this year. Vice Chairman Engel seconded the motion, motion carried 3-0.
3. Chairman Myers made a motion to authorize the hire of a Part time road crew member (Nicholas Marth) to replace Craig. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Public Comment**

Nancy Stoltzfus brought to the township secretary’s attention that there was a discrepancy in the time listed for monthly BOS Meetings on the website under the Township info and FAQs tab. Discrepancy has been noted and fixed. Thank you, Nancy.

Nancy also wants to know when Moscow Road will be paved, not just patched. She expresses concerns that fixing the pavilion roof may be superseding the urgency in fixing roads. To which the board has conversations about grants, liabilities, and the need for more road crew help.

Conversations continue between the Board and the attendees about Traffic, New development and road quality.

**Announcement**

The next Work Session scheduled for July 2, 2025, at 12:00 p.m. will be cancelled due to the holiday and the next regularly scheduled BOS meeting will be held onJuly 8, 2025, at 7:00 p.m.

**Adjournment**

Chairman Myers made a motion to adjourn the BOS Meeting at 7:57 p.m. Vice Chairman Engel seconded the motion, motion carried 3-0.

Respectfully submitted,

Chelsy Oswald

West Sadsbury Township

Secretary