

Approved Minutes of Meeting
West Pikeland Township Open Space Advisory Subcommittee
April 9, 2009

A regular meeting of the West Pikeland Township Open Space Advisory Subcommittee was convened on April 9, 2009, at the Township Building at 1645 Art School Road in Chester Springs, Pa.

CALL TO ORDER

The meeting was called to order at 7:01 p.m. by Ted Gacomis, Chairman. Other Subcommittee Members in attendance were Jim Rowan, Bob Plater-Zyberk, Ann Orth, Sean O'Neill, and Darin Groff. Also present was Jack Stefferud, of Natural Lands Trust.

REVIEW OF MINUTES

Ted Gacomis asked for comment on, or approval of, the draft minutes of the meeting of March 12, 2009. Subject to certain corrections noted, on motion made by Jim Rowan, seconded by Darin Groff, the committee members unanimously resolved to approve the minutes of the March 12, 2009 meeting.

PERSONS WISHING TO BE HEARD

No members of the public were present to be heard.

GENERAL ACTIVITY AND ADMINISTRATIVE UPDATE

A. Eric Downes/Jay Rowan Veterinary Facility - Ted Gacomis discussed the pending land development application of J. Rowan a veterinarian for an adaptive re-use of a historic building located on Route 113 on the east side of Route 113, between Horse Trail Rd. and Route 401. Mr. Rowan is renovating the existing home and adding a 1700 sq. ft. verterian hospital to its rear. The Township has referred to the Open Space Committee the question of whether to permit a drainage easement from the property, under Route 113, onto the Township land on the opposite side of route 113. The Township Engineer has recommended that the pipe for the proposed easement be extended to the stream within the flood limits. There was a general discussion of the drainage problem on Mr. Rowan's and the adjoining properties along Route 113. The drainage pipe is proposed to be a 30 inch pipe which will be 5 ft. down below the grade of the road.

ACTION: After discussion of the proposed easement and concerns of proper maintenance, on motion made my Sean O'Neill, seconded by Jim Rowan, **the Committee unanimously resolved to recommend that the Township approve the proposal for an easement subject to its extension to the stream per the suggestion of the Township Engineer, and that the easement and drainage facilities be maintained in perpetuity by the owner of the Rowan property, and that the clearing of the Township land for this purpose be limited to that necessary to channel the flow to the stream.**

B. Binky Lee Annual Community Day – Ted Gacomis announced that the 8th Annual Community Day is scheduled to be held on May 9, 2009. The West Pikeland Land Trust will be selling flowers. Ted asked for any volunteers who are willing to come help to attend.

C. West Pikeland Township Newsletter - Ted Gacomis has requested ample space for the Committee's activities in the upcoming newsletter. He has contacted Joan Matthews in this regard who will reserve the space. Ted will ask Melinda Mercurio to put something together for this space for review. Bob Plater-Zyberk, suggested, also, that the open space committee consider requesting use of some wall space in the Township meeting room to show the open space committee's accomplishments and work in progress. He has recommended the same for the historic commission. It was consensus that this was a good suggestion.

D. Open Space and Trail Maps – Ted Gacomis distributed maps which he printed from the French and Pickering Trusts website showing projected trail and also showing lands owned by the Trust and/or other easement in the Township.

E. Update on Property Ranking - There was a general discussion about the open space properties and our priorities for easements. After discussion, Jim Rowan suggested that the Open Space Committee prepare and periodically review and update a listing of the top ten properties for easement acquisition in order to keep the Committee and the Township focused on our primary targets and goals. There was a consensus that such a listing and periodic review would be helpful. Jack Stefferud will prepare an initial draft of a list of properties to include for consideration on this top ten properties listing.

EXECUTIVE SESSION

Following the general matters discussed above, Ted Gacomis, adjourned the open meeting into an executive session and to discuss property-specific matters.

ADJOURNMENT

Following conclusion of the Executive Session, and return to the open meeting, on motion by Bob Plater-Zyberk seconded by Jim Rowan, the members unanimously resolved to adjourn the regular meeting at 8:44 p.m.

Respectfully Submitted,
Sean O'Neill
Sean O'Neill, Secretary