

**PENN TOWNSHIP  
Board of Supervisors  
Regular Meeting  
Wednesday, June 7, 2017  
6:00 P.M.**

The Penn Township Board of Supervisors held their Regular Meeting on Wednesday, June 7, 2017 at the Penn Township building, Finnen Community Room, 260 Lewis Road West Grove, Pennsylvania at 6:00 p.m.

**Present:**

Curtis Mason, Chairman  
Victor Mantegna, Vice Chairman  
Ken Bryson, Supervisor  
William "Radar" O'Connell, Supervisor  
Jay Ennis, Supervisor  
R. Samuel McMichael, Solicitor  
Karen Versuk, Operations

Bill Cook, Resident  
Skip McGrew, Planning Commission  
Ralph Churchill, Planning Commission  
Donald May, Resident  
Nancy Johnson, Chester County Press  
30 attendees

**Call to Order:** After salute to the flag, Chairman Mason opened the Meeting.

**Chairman's Announcements:** The Supervisors attended two public hearings on May 17, 2017 which were continued from May 3, 2017 -- Dunkin Donuts Conditional Use Hearing and Act 172 Hearing. On June 7, the Supervisors attended a conditional use hearing for Cabot-Kjellerup at 5 p.m. and a public hearing at 5:30 p.m. to consider an amendment, or amendments, to the Penn Township Zoning Ordinance.

**Public Comment:**

1. **Approve Minutes:** Supervisor O'Connell made a motion to approve the meeting minutes from May 3 and May 17, 2017. Seconded by Supervisor Mantegna. All in favor. Motion passed 5-0.
2. **Treasurer Report:** Supervisor O'Connell made a motion to approve the Treasurer's report and pay invoices. Seconded by Supervisor Mantegna. All in favor. Motion passed 5-0.
3. **Planning Commission:** Mr. McGrew stated that the Planning Commission had no objection to the Cabot-Kjellerup Conditional Use application and had submitted a letter to that effect for the conditional use hearing. They also approved the repeal of the flex ordinance. The Planning Commission reviewed

the Thompson subdivision and recommended that the Board do not grant a waiver on the placement of the monuments.

4. **Historic Commission/Bicentennial Committee:** No report.
5. **Road Master:** The Board tabled a discussion of a new truck purchase.
6. **Operations:** Director of Operations Versuk requested the Board consider two Ag Security applications, one by Joanne Debes and one by Tracy and Barbara Merges. Supervisor Bryson made the motion to approve. Seconded by Supervisor Mantegna. All in favor. Motion passed 5-0. The Board opted to not advertise, per county suggestion, and provide an approval and resolution in November.

The Board rendered a decision regarding the Cabot-Kjellerup conditional use hearing held earlier on June 7. Supervisor Mantegna made a motion to approve the conditional use application subject to a revised stipulation in Exhibit A-2, Sections 6 A and 6 C. Additionally, the Board required all future leases be reviewed by the township Zoning Officer who would make a determination if they needed to be reviewed by the Engineer, these reviews will be at the cost of the applicant. Also, the Board approved the Star Roses office lease for the property. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

7. **Flex Ordinance Amendment/Repeal:** Supervisor Mantegna made a motion to adopt Ordinance 2017-02 which repealed the flex ordinance 2015-04 for which a hearing was held prior to the regular meeting. Seconded by Supervisor Ennis, the ordinance was adopted unanimously, 5-0.
8. **Star Roses Proposal:** Dennis Melton, Josh Touchton, John Rauch, and Steve Ramsey attended the meeting on behalf of Star Roses. Mr. Melton presented. Mr. Melton stated that they propose to expand the facility by 5,000 sq. ft. with less than one acre of earth disturbance. There will be no increase in employee or truck traffic associated with the expansion. Register will be the engineer and will comply with all township, county and state stormwater requirements. Mr. Melton requested a waiver from the land development requirement. Supervisor Mantegna made a motion to waive the land development requirement as long as the applicant complied with all stormwater and other requirements. Seconded by Supervisor Bryson. All in favor. Motion passed 5-0.
9. **Big Elk Property** – Brian Nagle, Esq., Don Sample, project manager, Michael Braver, developer and PJ Close, engineer, presented a phasing plan for Big Elk. They plan to request three changes to the final plan including the construction of the southwest pump station first, phasing of the building schedule, phased financial security posting and revised easements for property access. Mr. Braver

advised they would be going to settlement around Labor Day and plan to build the community with or without the requested changes. The Board requested that all changes being requested be sent to Municipal Engineer Dan Daley and Solicitor Sam McMichael.

10. **Thompson Minor Subdivision:** The Supervisors reviewed the Thompson minor subdivision. They waived any escrow requirement. Supervisor Mantegna made a motion to approve with signatures outside of public meeting. He further required that the monuments be added to plan and set within three months of the recording of the plan at Recorder of Deeds. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.
11. **260 Lewis Road renovations:** Director of Operations Versuk requested that building permit and electrical permit fees be waived for the 260 Lewis Road renovations. Supervisor Ennis made the motion. Seconded by Supervisor Mantegna. All in favor. Motion passed 5-0.
12. **Red Rose Inn Update:** Director of Operations Versuk requested that building permit and electrical fees be waived for renovations at the Red Rose Inn. Supervisor Ennis made the motion. Seconded by Supervisor Mantegna. All in favor. Motion passed 5-0.
13. **Act 209/Intersection Update:** Director of Operations Versuk stated that the Land Use Assumptions Report was being finalized for review by the TIFAC and would be submitted to them before the end of June. Next advertising and a public hearing would be required. The Board indicated Sept 6 as their preference for a public hearing.

**PUBLIC COMMENTS None**

Meeting Adjourned at 7:10 p.m.

Caitlin Ianni  
Township Secretary