

**London Britain Township
Board of Supervisors Meeting**

July 14, 2025 minutes approved 7/28/25 BOS mtg

Aileen Parrish, Chairman of the Board of Supervisors, opened the Ordinance Hearing at 7:03PM. In attendance were Supervisors Brian Sachs and Bruce Yost, Secretary Carolyn Matalon, Roadmaster Hunter Warnick, Supervisor of Parks and Open Space Adam Brady, Zoning Officer Dave Gargula, Planning Commission members Bill Maslanka and Don Morgan, Township Attorney Tom Oeste, Land Trust member Emily Dryden, and resident Lynn Zbranek.

Ordinance #25-1 Hearing- Township Attorney Tom Oeste discussed a proposed Ordinance of London Britain Township amending the London Britain Township Zoning Ordinance of 2017 by adding definitions and revising regulations applicable to Signs. The Ordinance has been properly advertised and all reviews received. Aileen Parrish made a motion to close the hearing at 7:13pm. Bruce Yost seconded and the motion carried unanimously.

Aileen Parrish, Chairman of the Board of Supervisors, opened the Board of Supervisors meeting at 7:36PM. In attendance were Supervisors Brian Sachs and Bruce Yost, Secretary Carolyn Matalon, Roadmaster Hunter Warnick, Supervisor of Parks and Open Space Adam Brady, Zoning Officer Dave Gargula, Planning Commission members Bill Maslanka and Don Morgan, Land Trust member Emily Dryden, and resident Lynn Zbranek.

Ordinance 25-1- Brian Sachs made a motion to adopt Ordinance 25-1 as presented. Bruce Yost seconded and the motion carried unanimously.

Guy Swift- Guy Swift presented the quarterly report for Avondale Fire and EMS. Christiana Care in West Grove potentially will open 8/5/25 pending Board of Health Dept. approval. Fire and EMS personnel staff costs were discussed.

Old Business

Resolution #25-13- Aileen Parrish read Resolution #25-13 Stoltzfus Conditional Use Decision which states the following:

The Board grants the Application subject to the conditions specified herein below. This Decision and Order grant only zoning conditional use approval in accordance with its express terms. Nothing contained in this Decision and Order shall be construed to abrogate or limit the obligation of the Applicant to comply with the applicable requirements of the Zoning Ordinance and Township Subdivision and Land Development Ordinance. Except as expressly augmented and clarified by these conditions, the Property shall be used and developed in accordance with all of the otherwise applicable ordinances, standards, specifications, and regulations of the Township and of all other agencies with jurisdiction over the Property and the proposed use. Any proposed development or use of the Property different in any aspect from the Applicant's proposal which requires a modification of the terms and conditions of this Decision and Order or relief within the jurisdiction of the Board will require application to and approval from the Board.

The Board grants the Application subject to strict compliance with the following conditions:

1. The Applicant shall prepare and submit to the Township for review and decision a subdivision plan substantially as depicted in Exhibit B-4 (the "Plan").
2. Lot 1 shall have a minimum gross lot area of 31.35 acres and shall be configured and located as depicted on Exhibit B-5.
3. Lot 2 shall have a minimum gross lot area of 16.923 acres and shall be configured and located as depicted on Exhibit B-5.

4. Each of the Lots shall be restricted to agricultural and residential use, including one (1) single-family detached dwelling, agricultural accessory uses and structures, residential accessory uses and structures, and permitted home occupations on each Lot. The Lots shall not be used for any of the other uses permitted by right or conditional use in Zoning Ordinance Section 402, or successor zoning ordinance unless approved by the Board by conditional use application, hearing, and decision.

5. Lot 1 and Lot 2 shall each have a primary and replacement septic absorption area approved by the Chester County Health Department. The replacement absorption area shall be permanently marked in the field by a method approved by the Township Engineer. Disturbance of the replacement areas, except to install a replacement septic absorption area, shall be prohibited in perpetuity. Copies of the Health Department approvals shall be provided to the Township prior to final subdivision approval of the Plan.

6. Lot 1 and Lot 2 shall not be subdivided to create any additional lots unless an Article VI subdivision is approved by the Board.

7. If required by the subdivision approval of the two Lots, the Applicant shall dedicate and convey to the Township or the Pennsylvania Department of Transportation, at no cost, additional right-of-way along S.R. 896, Southbank Road, and London Tract Road. The deeds of dedication shall be satisfactory to the Township Solicitor and recorded immediately following the recording of the final subdivision plan in the land records of the Chester County Recorder of Deeds.

8. The owners of the Lots, their successors and assigns, shall be responsible in perpetuity to maintain, repair, and replace the stormwater management facilities on the Lots as required by the Township Ordinances. Stormwater management facilities shall be constructed on the Lots to detain and control the volume and rate of stormwater runoff caused by all new impervious surfaces to be constructed on the Lots.

9. Tree removal on the Lots shall be limited to the minimum amount necessary to construct the house, driveway, well, septic system and yard area around the house on each Lot. The limits of disturbance and tree removal shall be depicted on the Plan.

10. The steep slopes and wooded areas on the Lots shall not be disturbed, except in compliance with Township ordinances.

11. If determined necessary by the Township, the Applicant or its successor in ownership to the Lots shall enter into a developer's agreement and provide financial security to ensure completion of stormwater management facilities on the Lots.

12. Notes shall be provided on the Plan that include the restrictions and covenants required by Conditions 4 through 10 hereinabove.

13. The entire verbatim text of this Decision and Order shall be set forth on a sheet of the Plan and recorded as part of the approved final subdivision Plan.

14. Except to the extent inconsistent with any of the foregoing conditions, the Applicant and the use and development of the Lots shall strictly comply with the representations and commitments made in the testimony and exhibits presented at the Hearing.

15. This Decision and Order and the conditions hereof shall bind the Property, Lots, the Applicant, all owners of the Property and Lots and the Applicant's successors and assigns to the Property and Lots.

The Applicant shall express to the Board in correspondence delivered to the Township office within 10 days of the date of this Decision and Order (set forth hereinbelow) its full and complete consent to the conditions specified herein above or the Application is denied; the Board expressly finding and concluding that the Application, in the absence of compliance with the said conditions, is inconsistent with or in violation of the standards, criteria, purposes and policies codified in the Zoning Ordinance.

Aileen Parrish made a motion to adopt Resolution #25-13 as presented. Brian Sachs seconded and the motion carried unanimously.

Road Report

Roadmaster Hunter Warnick read the June 2025 Road Report, attached.

Chambers Rock Rd- walnut tree on curve

Hunter Warnick requested 3 quotes/received 2 quotes for tree services to remove the tree.

- Rickerman Tree Service \$2105.65 crane needed
- Lanford Tree Service \$1850.00 no crane needed

Bruce Yost made a motion to approve the removal of the walnut tree by Lanford Tree Service at a cost of \$1850.00. Aileen Parrish seconded and the motion carried unanimously.

Backhoe repairs- The brakes need to be replaced (quoted cost \$4862.86) and it is leaking gear oil which will be a costly repair (quote expected within a few days). A set of rear tires is also needed at an approximate cost of \$1000. The total cost of repair is needed before any repairs are completed. Long term rentals were also discussed, as was repair vs. replacement. A decision will be made once all options are better defined.

Glen Rd guide rail repairs-

Hunter Warnick met with Pennoni Engineering for sign guidance. He will order the recommended signs starting with Glen Rd.

The Glen Rd. guide rail has been hit 3 times. Pennoni Engineering made recommendations for the replacement of the guide rail. Brian Sachs made a motion to approve the purchase of a replacement guide rail for Glen Rd at a cost of \$2,875.00 from Collision Inc.. Bruce Yost seconded and the motion carried unanimously.

Park Report

Adam Brady read the June 2025 Park Report attached.

Nichol Park beehive presentation- Michael Joe, a registered bee keeper based in West Grove, is looking for places to put 4 boxes of beehives for honey bees and suggested the pollinator meadow at Nichol Park. Research is needed to see if this would be allowed in a public park's unprotected area. Township passive parks vs. active parks were discussed. April is the best time of year to relocate bees. More research will be needed before any decisions are made. Bruce Yost suggested Adam Brady present this to the Parks and Rec board and ask if any board member would be interested in doing any research.

Joseph Kamertz scout presentation- not present

Gas tank install findings- Adam Brady discussed leasing vs buying. Bruce Yost made a motion to approve leasing a 500 gal. tank for a one time setup fee of \$319 from Shipley Energy with purchasing the gas exclusively from Shipley Energy. Brian Sachs seconded and the motion carried unanimously.

There being no further business Hunter Warnick and Adam Brady left the meeting at 9:20pm.

Zoning Report

Dave Gargula read the Zoning report.

25-035	Hilton BI	5 Thomas Farm	Solar Carport 6-9-25
25-036	Chimchirian BI ZO	127 Stoney Ridge	Detached Garage 6-9-25
25-040	Barton BI	1626 Flint Hill	Demo House 6-17-25
25-047	Peterson BI ZO	114 Ridgewood	Timberwall replace 6-23-25
25-048	Moran BI ZO	114 Talbot	Deck 6-16-25

25-049	Roberts BI	1704 Flint Hill	Plumb greenhouse 7-2-25
25-050	Ashe BI ZO	102 Talbot	Patio 7-14-25
25-053	Crossan ZO	249 Strickersville	Paving 6-30-25
25-054	Sebzda BI	1422 Flint Hill	Roof Solar 7-7-25

COMPLAINTS:

6/17 – Received an anonymous letter about homeowner running a landscape business on a residential property at 1300 Corner Ketch involving dump trucks and construction equipment. I visited site and spoke with owner. He does have a landscape business but it is located in Hockessin. He did have dump trucks spreading millings on his driveway but no indications of ongoing activities.

6/30 – Received an email regarding clearing and ownership along a property line between Windsor and Morgan Hollow. I spoke with owners to agree on property line and clearing limits.

7/8 – Received an email from a resident about a neighbor parking a camper on their property and its proximity to the property line. I explained that the Township does not have any regulations about the storage of RVs.

7/9 – Received an email about homeowner setting off fireworks in cul-de-sac of Woodhaven. No signs of debris was evident when I visited site. I explained that the Township defers to the State regulation regarding fireworks and if they believe they are being used illegally, the State Police should be contacted.

MISCELLANEOUS

6/11 – Received an email request about the possible subdivision of the 11 acre parcel part of the Kraus subdivision. Reviewing plans and discussions with Tom Oeste, the property was subdivided under Article XIIV (currently Article VI) Greenspace Option 3 Country Properties with a minimum lot size of 11 acres.

Weekly inspections for un-permitted work and signs were performed.

Site inspections for construction were performed.

Bamboo update- Zoning Officer Dave Gargula discussed the bamboo coming from Mr. Sun's property and the Bamboo on Chesterville Rd. Dave Gargula will contact the homeowners along Chesterville Rd. and set up meetings with the Township.

There being no further business Dave Gargula left the meeting at 9:58pm.

Subdivision and Land Development - none

Minutes

6/23/25– Aileen Parrish made a motion to approve the minutes of 6/23/25 as corrected. Brian Sachs seconded and the motion carried unanimously.

New Business

Contract with Bowman for engineering services/896 flasher project- The proposed contract from Bowman is for initial engineering is \$15,500. The Board of Supervisors agreed that they should ask Pennoni Engineering to provide a cost to handle the engineering for the project. Aileen Parrish will speak with Nette Stejskal on this possibility.

Special Event permit- Dave Gargula will work with Brian Sachs to obtain a Special Event permit for the 300th celebration at Nichol Park.

Business from the Floor

PECO- Lynn Zbranak discussed the PECO outages with the Board of Supervisors. Aileen Parrish spoke with Emergency Management Coordinator Chuck Freese and sent an email to Geoffrey Gamble, a Kennett Twp Supervisor, about how multiple Township voices are more powerful. We are hoping to hear from him soon.

Adjournment

Aileen Parrish made a motion to adjourn the meeting at 10:40. Brian Sachs seconded, and the motion carried unanimously.