


West Caln Township Board of Supervisors	Wednesday, April 24, 2024 Minutes Public Meeting	
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A regular monthly meeting of the West Caln Township Board of Supervisors was held on Wednesday, April 24, 2024, at 7:00 PM at the West Caln Township Building.

Present were:

Supervisor Martin	Supervisor Hutton	Manager Sauro
Supervisor Sanet	Solicitor Venzie	Chief Martinez

Supervisor Martin commenced the Meeting at 7:00 PM.


1. SALUTE THE FLAG

2. ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA
None

3. EXECUTIVE SESSION
An executive session was held on Monday, March 18, 2024 for legal and personnel reasons including litigation matters. Signing of checks on Wednesday, March 27, 2024

4. PUBLIC HEARING
The regular meeting was closed, and a public hearing meeting was open at 7:03PM to consider an ordinance of the Township of West Caln enacting a new Chapter 262. Property Registration to provide for administrative and permitting requirements when registering a short-term rental upon an owner-occupied property. This is a continuation of the hearing that began on April 10, 2024 since the Board had requested some minor changes to the proposed ordinance. Solicitor Venzie noted that that the exhibits - Exhibit B1- Proof of Publication and Exhibit B2- Letter from Solicitor Venzie’s office to the Daily Local News and the Chester County Law Library, were entered into the record at the April 10th hearing. Solicitor Venzie also stated that the proposed ordinance had been posted to the township website. A brief summary of the ordinance was provided. Comments from residents included: would a fee be required for owners of the short-term rental; is the owner required to be residing in the home or just located on the same property; does it allow for travel trailers (campers) to be lived in; and what made the Board decide to look at regulating short-term rentals. The hearing was closed, and the regular meeting was reopened at 7:10PM by Supervisor Sanet.

Motion to Approve: Supervisor Martin Second: Supervisor Sanet Vote: 2-0-0
Supervisor Hutton recused himself from this matter and decision.
Motion Passed

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5. RESIDENT’S COMMENTS

- Drew Stuhlmuller – 480 W Kings Highway – Inquired as to whether there were more “We Support the Police” signs. Chief Martinez stated he would reach out to the individual who was handling this.
- John Hashem – 1481 Birdell Road – Stated that the rules for public comments are not functional and that there are no emails or phone numbers for the Board available on the website. Voiced concern that leaving for executive session in the middle of a meeting was a violation of the sunshine act. Stated that amending the minutes to include his name for causing the disruption of the meeting was public disparagement. He referenced that he is currently suing a current sitting supervisor and has a current lawsuit pending with the township. In regards to and ahead of the ordinance that was being voted on, he made comment that one of the other supervisors owns a short-term rental.

6. APPROVAL OF THE APRIL 10, 2024 MINUTES

Motion to Approve: Supervisor Hutton Second: Supervisor Martin Vote: 3-0-0
Motion Passed

7. TREASURER’S REPORT

Motion to Approve: Supervisor Sanet Second: Supervisor Hutton Vote: 3-0-0
Motion Passed

8. ZONING OFFICER REPORT

The Board of Supervisors accepted the zoning officer report as presented.

9. PARKS & RECREATION COMMISION REPORT

The Board of Supervisors accepted the parks report as presented.

10. PLANNING COMMISSION REPORT

Bill Romans, Bill Spivey and Rachel Tamalonis presented the Board an outline for the traffic study that the Commission had been tasked to work on.


11. OLD BUSINESS

NONE

12. NEW BUSINESS

- a. Consider Resolution #06 of 2024 – Approving planning module for Zook subdivision plan – 274 Beacon Light Road

Motion to Approve: Supervisor Sanet Second: Supervisor Martin Vote: 3-0-0
Motion Passed

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- b. Consider resignation of Sandra Durkee from the Historical Commission
 Motion to Approve: Supervisor Martin Second: Supervisor Hutton Vote: 3-0-0
Motion Passed

13. INFORMATIONAL ITEMS

- a. Conditional Use Application received for 151 Lapp Farm Drive. Hearing date originally scheduled for April 24, 2024 has been canceled. New date will be May 22, 2024
- b. Date of first semi-annual town hall meetings – tentatively scheduled for June 25, 2024 at the fire house.

14. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 7:40p.m.
 Motion to Adjourn: Supervisor Martin Second: Supervisor Hutton Vote: 3-0-0

Respectfully Submitted,

Kim Milane-Sauro
 Secretary
Approved May 8, 2024