

**East Pikeland Township  
Board of Supervisors Meeting  
June 2, 2015**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, June 2, 2015 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss, Supervisor Ben Campbell and Township Manager Kim Moretti.

Mr. Graham called the meeting to order at 7:00 p.m.

**Minutes**

Mr. Campbell made a MOTION to approve the May 5, 2015 meeting minutes. Mr. Strauss seconded the motion and the minutes were unanimously approved.

**Correspondence**

Mrs. Moretti reported on the following correspondence:

- Letter from the widow and sister of former police chief Kirby Bloomquist asking the township to consider renaming Kimberton Community Park as Kirby Bloomquist Memorial Park. Mrs. Moretti suggested that the Park & Recreation Board be asked to consider the request. The Board agreed.
- Letter from resident Dale Hinds offering his services to create a township vehicle replacement/maintenance plan. This was an issue that the elected auditors had raised in their annual report. Chief Franciscus stated that the Police Department has a general long-term plan for replacement of vehicles and the cost to replace a police vehicle is about \$40,000, compared to the average cost to maintain a vehicle which is \$3,000/year. The Board agreed that the township staff seems to be sufficiently managing this issue.
- Request from French & Pickering Creeks Conservation Trust for sponsorship of the annual French Creek Iron Tour bike event on June 14<sup>th</sup>.

Mr. Strauss made a MOTION, seconded by Mr. Campbell, to sponsor the French & Pickering Creeks Conservation Trust annual bike tour in the amount of \$250. Motion passed unanimously.

**Department Reports**

Township Manager – Kim Moretti reported that during May she participated in several land development project meetings with PennDOT, engineers and developers; continued to work on the annual MS4 stormwater report due to DEP in June; attended the Chester County Solid Waste Advisory Committee meeting; submitted a grant application for bullet-proof vests to the Dept. of Justice, and interacted with property owners, the Board and the Open Space Committee on several open space acquisition projects.

Public Works – Al Cushman's report was posted for review.

Police Department – Chief Franciscus reported statistics for the month of May 2015: police responded to 253 calls, 2 DUI arrests, 1 burglary, 2 thefts, 7 misdemeanor/felony arrests, 1 drug arrest, issued 45 traffic citations, and responded to 6 reportable accidents. The officers participated

in in-service training as well as weapons qualifications. Intern Megan McNabb completed her work and a new intern, Jarrett Wise will be here for the summer.

Dennis Ray asked for details on the felony/misdemeanor arrests. While Chief Franciscus did not have those reports at the meeting, he stated that they respond to a lot of calls at French Creek Outfitters for gun violations. They have also been working on several identity theft incidents as well as an IRS scam complaint. The township does not see much violent crime.

Historical Commission Report - Chairman Jim Garrison reported that now that the new historic preservation ordinance is close to adoption that the Historical Commission can refocus on other projects – such as Snyder’s Mill and the Continental Powder Works. They are also working on creating a library for use by residents to become educated on the historic environment of the township.

Mr. Strauss asked if the Historical Commission would be pursuing action items that were detailed in the Heritage Action Plan that was prepared several years ago. Jim Garrison responded that some of the projects are tied to larger initiatives in the County – such as the Patriot’s Path and the Schuylkill River Trail – and the Historical Commission would like to get the township engaged in these larger projects. Mrs. Moretti added that the interpretive signage project, French Creek Trail and the archeological survey of the Continental Powder Works were other goals detailed in the Heritage Action Plan that have been achieved.

### Old Business

Mr. Strauss made a MOTION to approve a timeclock extension for **Condign/Kaiserman Land Development** until December 7, 2015. Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to approve a timeclock extension for the **Gappa Subdivision** until August 31, 2015. Mr. Campbell seconded the motion and it passed unanimously.

### New Business

Mr. Campbell made a MOTION to appoint **Traffic Planning & Design (TPD)** as the new traffic engineer for the township. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to approve **RESOLUTION 2015-07**, granting a **Certificate of Appropriateness for a new commercial sign at 2203 Kimberton Road**. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to approve **ORDINANCE No. 168**, amending the Zoning Ordinance, Article 16, relative to Historic Resource Protection Standards. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to approve **ORDINANCE No. 169**, amending the Zoning Ordinance, Article 2 Definitions, pertaining to historic resources. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to approve **ORDINANCE No. 170**, amending the Subdivision and Land Development Ordinance to clarify historic resource impact study requirements. Mr. Strauss seconded the motion and it passed unanimously.

Resident Dennis Ray asked what impact these ordinances will have on his historic property. Jim Garrison responded that the standards for review by the Historical Commission will be a lot clearer and more streamlined than in the past. The goal is to make the process easier for historic property owners.

### **Open Space**

Mr. Strauss made a MOTION to authorize the township solicitor to draft a **Memorandum of Understanding for the purchase of a subdivided portion of the Scott Property** on Kimberton Road with open space funds. Mr. Campbell seconded the motion.

A resident asked where this property is located. Mr. Strauss explained is it on Kimberton Road adjacent to Kimberton Park and the land to be preserved is behind the tennis courts. There is no plan to disturb the portion of the property that the township would acquire. There being no additional questions, the motion passed unanimously.

Mr. Strauss made a MOTION to authorize the township solicitor to draft a **Memorandum of Understanding for the purchase of the Piazza property** on Hares Hill Road with both open space funds and general funds. Mr. Campbell seconded the motion.

Stock Illoway of the Open Space Committee explained that this project would use both general funds and open space funds to give flexibility in how the property is used in the future. The general funds would be used to purchase the corner property at Route 113 and Coldstream Road and the house on Hares Hill Road along with 3 acres. If purchased with Open Space funds the properties could not be re-sold. Open Space funds would be used for the main piece of the property.

Doug Fitzsimons commented that he does not feel that the taxpayers are getting a good return on their investment with this particular property. He feels the residents of Coldstream Crossing were misled in what could be built on the property and that is why they came out in great numbers to support the potential purchase as open space. He stated that the site has many defects that would make it inappropriate for park and recreation use; such as contamination from the Superfund site, a common border with an industrial use, and bordering a noisy highway. In his opinion it is not prime ground for the purpose of which open space funds should be used; funds should be used for land that meet open space goals. He feels that to use \$1.15M on a useless property would be a poor plan.

Mr. Graham responded that open space, as seen by the Board of Supervisors, just doesn't serve a purpose as parkland. It can have value as open space or a substitute for what could be there.

George Irwin of Coldstream Crossing took issue with the comments about the residents of Coldstream Crossing. He helped to educate his neighbors about the property and the uses that would be allowed if developed. He would like to see this property become part of the "green corridor" along Route 113.

Tom Dalton of Coldstream Crossing commented that the residents of his development were not the only ones speaking out in favor of the open space purchase.

Mr. Graham clarified that the Board is not authorizing the purchase of the property but directing the solicitor on further negotiation with the owner.

### **Public Comment**

Barry Hallman of Kimberton Meadows asked if there was any update on the landscaping plan for the development, specifically when the landscaping would be completed since this item was not on a schedule recently distributed by HOA representatives. Ed Latshaw responded that the landscape plan was reviewed by Ed Theurkauf, the township's landscape planner. His opinion was that some changes would be acceptable as long as the results are similar to the original approved plan. Barry informed the township that instead of waiting for the developer to provide the required landscaping on his property, that he had plantings installed on his own to provide buffer from the walking trail. Mrs. Moretti said she would inform Ed Theurkauf of this fact.

Carole Thompson of Silver Spring Road asked what the plans were for the Hrivnak property on the corner of Rapps Dam and Route 23. Mr. Strauss responded that Longview Development plans to build apartment buildings and commercial pads. The application will be discussed at the June 8<sup>th</sup> Planning Commission meeting which is open to the public.

Charlie Line asked when the public meetings will begin for the Kimberton Retail zoning project. Mrs. Moretti responded that as soon as the Chester County Vision Partnership Planning grant contract has been executed – probably sometime this summer.

John Trisch of Sherwood Lane asked where industrial development could take place so that it is not near residents. Mr. Strauss explained that the township zoning ordinance and map designate where specific uses are allowed. The industrial zoning in the township is in the area of Cromby, off Spring City Road.

### **Announcements**

Stock Illoway announced that the French & Pickering Creeks Conservation Trust annual Iron Bike Tour will be held on June 14, 2015. 1,400 bikers will be participating.

Mr. Strauss announced that he and Mr. Campbell had lunch together on Election Day, but no township business was discussed.

There being no further business, the meeting was adjourned at 7:50pm.

Submitted by,  
*Kimberly Moretti, Township Manager*