

**East Pikeland Township  
Board of Supervisors Meeting**

**July 1, 2014**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, July 1, 2014 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 7pm.

**Minutes**

Mr. Campbell made a MOTION to approve the June 4, 2014 Board of Supervisors meeting minutes. Mr. Strauss seconded the motion and it passed unanimously.

**Correspondence**

The Township has received a request from a resident of Wall Street asking for consideration in lowering the speed limit on the road from 35mph to 25mph. Chief Franciscus will have his department conduct a traffic study.

**Department Reports**

Township Manager's Report – Mrs. Moretti reported that she spent half of June preparing the annual MS4 stormwater report for submission to DEP. She also submitted the annual recycling performance grant report to DEP. The second pedestrian bridge on the French Creek Trail was installed late June. The approach ramps will be installed in July. The Historic Walking Tour was held on June 19<sup>th</sup> with about 170 participants. Mrs. Moretti gave an update on the electronic billboard appeal that has been before the Zoning Hearing Board for this past year. We hope to see a decision by the ZHB on this application sometime this summer. Lastly, she announced that the township is participating in a “Vote for your Favorite Park” regional contest. She instructed meeting attendees how to vote for Kimberton Park. The park with the most votes throughout July will receive a \$10,000 grant to be used for park facilities.

Public Works Report – Al Cushman reported that the crew has been painting crosswalks, mowing along roadways, crack sealing roads and keeping up with property maintenance. They also assisted with the pedestrian bridge installation on the French Creek Trail. They continue to process and deliver compost and mulch. Road repair projects will begin the week of July 28<sup>th</sup>. The department held their monthly safety meeting and participated in a work-zoning training program.

Mr. Graham asked Mr. Cushman to explain how the Chip Seal road repair process works. Al responded that liquid asphalt is spread on the road and stone is rolled on top of it. It is a process that adds five years to the life of a road at 1/8<sup>th</sup> the cost of regular overlay. Some roads in the township where this process has previously been utilized are Kimberton Road, South Rapps Dam Road and part of Hares Hill Road.

Police Department – Chief Franciscus provided a report of June 2014 statistics: 244 police responses, 4 assaults, 1 burglary, 7 thefts, 4 drug arrest, 3 DUIs, 11 felony/misdemeanors, 121 traffic citations were issued and there were 5 reportable accidents. Officers participated in training for juvenile DUI/underage drinking and emergency vehicle training.

Planning Commission Update – John Schott, Chairman, reported that no new plans have been submitted to the Planning Commission. Both Longview Development (Hrivnak /Gappa Properties) and the Cutler Group are working with PennDOT on traffic impact/road design for their projects on the 724 corridor. The Kimberton Village zoning amendment has been reviewed by the Planning Commission. The next step is for the township engineer to provide a cost estimate for the public improvements. At this time the land owners should begin the land development process. Mr. Graham agreed that he would like to see a budget before passage of the ordinance. Jon Gayl responded that both land owners have been informed to proceed with the land development process.

Environmental Advisory Council – Leo Kaercher, Chairman of the EAC, gave an update on their activities. The EAC is down to four members and looking for new volunteers. Recent activity of the EAC includes review of plans for operation of a farmer’s market on Prizer Road on a former foundry property that does contain heavy metal contamination and meeting with the EPA for a five-year review of the Kimberton Superfund Site.

Carolyn Thompson asked if the Kimberton Superfund site would ever been developable. Leo responded that the contamination is improving, but there is no target date for when the property would be “clean.”

Historical Commission – Jim Garrison, Chairman, gave an update on activities. The principal activity has been revision of the historic preservation provisions in the zoning ordinance. The draft has been substantially reduced with special focus on consistency within the ordinance and the MPC. It also eliminated overlapping provisions in other ordinances, such as the Property Maintenance Code. The final draft will need to be re-reviewed by the Planning Commission, PHMC, Chester County Planning Commission and the zoning solicitor before it is ready for adoption. In other business, the annual Historic Walking Tour was a success. The Historical Commission also has two volunteer vacancies to fill.

### Old Business

Mr. Campbell made a MOTION to approve **Traffic Signal Maintenance Contract** with Signal Service for a two-year period of July 1, 2014 through June 30, 2016 Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to approve the **final escrow release for the Telvil Hunsberger Subdivision** in the amount of \$5,279.33. Mr. Strauss seconded the motion and it passed unanimously.

### New Business

Mr. Strauss made a MOTION to authorize Township Manager to advertise for a public hearing to consider a zoning amendment for the **Kimberton Village Overlay District**. Mr. Graham asked Jon Gayl to explain this proposed ordinance. Mr. Gayl explained that the ordinance provides for an overlay area in Kimberton Village. The plan is to build a village plaza at the Kimberton Whole Foods property

that will provide traffic calming and a pedestrian friendly area. The plaza will include new retail and food service uses across the street and a café at Kimberton Whole Foods. This project is a public/private partnership. There being no further discussion, the motion was seconded by Mr. Campbell and passed unanimously.

Mr. Strauss made a MOTION to direct Township Manager to process a lease agreement with the **Kimberton Fair** Committee to use a portion of Kimberton Park for their event from July 21 through July 26, 2014. Motion was seconded by Mr. Campbell and passed unanimously.

Mr. Strauss made a MOTION to approve License Agreement for 214 Overcreek Road to allow a garden shed to remain on township open space. Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to approve License Agreement for 216 Overcreek Road to allow a garden shed to remain on township open space. Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to award the **Chip Seal Road Repair Contract** to Asphalt Maintenance Systems with a low bid of \$33,480. Mr. Campbell seconded the motion and it passed unanimously.

### **Subdivision/Land Development**

**Longview Development** – Fei Xue of Longview Development presented an informal sketch of a concept they are considering for the property they own on Hares Hill Road. The property had been previously approved for 79 townhomes, but they have been asked by the township to look at other alternatives that would have less impact on the school district. Market research has shown that a Continuing Care Retirement Community would be well received in this area. The CCRC would include two buildings housing a total of approximately 300 rooms offering independent living, assisted living and memory care. The access to the facility would be off of Hares Hill Road. Fei asked the Board if they would consider this concept, and if so, they will work with the Planning Commission on incorporating this use into the MU zoning regulations that are currently under review.

Mr. Campbell responded that he is flexible on the use of this property and would like to see more information on the number of units and parking. He commented that there is an apparent need for this use based on how well the Coldstream Crossing project is going. Fei responded that this type of development would have a low impact on traffic and parking based on the age and health conditions of the residents.

Mr. Strauss commented that he would like to see Longview assemble other adjacent properties along Schuylkill Road to allow residents of the proposed plan to have easy access to other uses – whether they be retail or service related.

Mr. Graham stated that he is not eager to see 79 townhomes on this property and the new proposal is more palatable.

The floor was opened for questions. Mike Dimmerling of Kimberton Meadows asked why the ingress and egress were being limited to Hares Hill Road. Fei responded that the original townhome plan showed the same access; however they can look at other access onto Routes 23 or 724.

John Schott reminded the audience that this is just a concept plan. The developer will work with the Planning Commission to provide a plan that is in the best interests of the township.

### **Presentation**

MS4 Stormwater Management Presentation – Emily Gorge, a summer employee who has been assigned the project of community outreach for the MS4 stormwater program, gave a PowerPoint presentation on stormwater management.

Jim Martin of Central Avenue asked if the MS4 program is a county or state driven initiative. Mrs. Moretti responded that it is State driven. Mr. Martin asked if the MS4 program could help resolve the stormwater issue on his property. Mrs. Moretti responded that MS4 is not related to his problem.

### **Public Comment**

Jim Martin said there is a site line issue at W. Beacon Drive and Coldstream Road because of a fallen tree. He asked if the township could assist in resolving the problem. Al Cushman stated he will look at the problem and the zoning officer can send a letter to the property owner.

Barry Hallman of Clover Lane asked for a status update on Rapps Dam Bridge and Cutler Subdivision. Mrs. Moretti responded that PennDOT plans to start repairs to the Rapps Dam Bridge this fall with it opening by the end of the year. John Schott responded that the Cutler Subdivision is being re-designed with other alternatives from the previous plan for 250 single family homes. Mr. Graham responded that the entire 724 corridor will be changed because of this plan. The preliminary plans are available for review in the township office.

Dennis Ray asked when the ramps for the new pedestrian bridge would be installed – answer: sometime in July. He also asked whether there would be access to the trail from Nancy's Lane. Mrs. Moretti responded that the trail is not accessible through Nancy's Lane because it is private property and also a wetlands area exists between Nancy's Lane and the trail.

Dale Hines asked if public sewer would be extended as part of the Cutler Subdivision plans. Mr. Graham responded that the plans are to extend public sewer to other existing properties with on-lot septic problems in the general area of the Cutler project. Those details have not yet been finalized.

There being no further business, the meeting adjourned at 8:20 p.m.

Submitted by,

*Kim Moretti*  
*Township Manager*