

**East Pikeland Township
Open Space Committee**

**Meeting Minutes
September 18, 2018**

Meeting called to order at 7:03.

Present: Rusty Strauss, Stock Illoway, John Schott, Lori Beck, Kersten Appler, Betsy Burns, & Martin Sheehan
Guests: Jonathan Gayl, Scott Wheland (Brimful), Steve Armstrong (Brimful), and Ron Graham

Minutes from the August meeting were approved with no changes.

Michelle reported that the budget is \$5.121M.

New Business

1. Adelpia Pipeline

- Kersten asked if any open space in the township was affected by the pipeline. Michelle reported that the only township-owned property affected was the property that the township building sits on. Michelle will look into the issue and send the committee more information and will also consider inviting Lynda Farrel from the Pipeline Safety Coalition to a meeting.

Old Business

1. Brief property updates:

- Pikeland Glen
 - Michelle reminded the committee that we should be receiving their appraisal this month. She also applied for, and was granted, a Waiver of Retroactivity from DCNR. This means that if the township buys the land before the DCNR grant cycle begins in 2019 we will still be eligible for a land acquisition grant even though we bought the land before the grant cycle.
- East Pikeland Elementary School
 - Michelle reported that the school was still in the environmental testing phase on the new school property and would likely be having another public meeting about the purchase of the new property. Because of that the township will not be receiving their appraisal until October at the earliest.
 - Michelle also reported that per the committee's request we have asked appraiser, Jacob Bohem, to complete an appraisal on the property. It should be done between 4-6 weeks.
 - A brief discussion was held about the long-term plan for the potential use of the property.
- Kolb
 - The family is still discussing their options and will have a decision made by the October meeting.
- Wagner
 - The committee re-discussed the Wagner's offer of giving the township 16 acres if the zoning on a portion of the property could be altered. Rusty read a letter with the offer from Thom Toole and noted that it did not include an offer for an easement to 724 like previously discussed. The Wagners are discussing the authorization of a new appraisal that meets the committee's guidelines. Michelle read a letter from Township Manager, Kim Moretti, communicating the Township's solicitor, Bill Lincke's legal opinion of the situation which is that the request would not be legal due to spot zoning and quid pro quo.
- Graham
 - Michelle met with Pam Brown to begin the initial conservation paperwork. Pam requested another walk in the fall when the corn is out so the property will be easier to see. Michelle will inform the committee when a date has been set.

- Rusty reported that the current lessee is paying \$750 per year in rent.
 - Davis
 - John reported that he and members of the planning commission met with the Davis family and developer. They are currently in the final stages of the sale and planning. Sewer capacity may hold the project up.
 - Stock re-explained the current relationship between Charlestown Township and French and Pickering Creeks Conservation Trust that is in the final stages of development. They have formed a partnership that will make the township more competitive when it comes to appraisals, and would like the supervisors to consider a similar partnership.
 - If for some reason the Davis property becomes available, the committee is still interested in it for future park planning purposes.
 - Steimer
 - No update, still trying to find contact information for John Steimer.
 - Dixon
 - No update. This property could be a good addition to the walkable Kimberton plan to connect the parking lot off Prizer Rd. to the potential marsh path and Graham property.
 - The committee had a discussion about walkable Kimberton options. Michelle will make a copy of the sewer maps and provide to the committee.
 - Harpoon Louie's
 - The property has sold but there are no new updates.
 - Waterworld
 - The property has sold but there are no new updates.
 - Brimful Farm
 - Michelle summarized the past history with Brimful Farm HOA and open space discussions. The committee discussed what the easement document meant and what part of the property it included. Committee members answered questions of the HOA representatives about plans for the property. The committee reiterated that they want to work with the HOA on all future trail plans, although there is currently no use planned.
2. Database Updates
 - Kolb & Wagner
 - The committee didn't have enough time for this agenda item
 3. Park and Recreation/Open Space Meeting 9/25 @ 7pm
 - Conversation will focus on trail connections, property uses, and goals/objectives for park and recreation plan.
 4. Volunteer Appreciation Dinner 12/6 @ 6pm

Public Comment

None

Meeting adjourned at 8:30pm

Follow Up: