

**East Pikeland Township
Board of Supervisors Meeting
March 3, 2020**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, March 3, 2020 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 7:00p.m.

Presentation

Several members of the Phoenixville VFW attended the meeting to present Sgt. Heyman of the Police Department with a donation of \$18,881.50 to be used towards the purchase of new in-car video cameras for police vehicles. Sgt. Heyman explained that the old vehicle cameras were outdated and the new system will be digital with improvements to both sound and visual quality.

Minutes

Mr. Strauss made a MOTION to approve the February 4, 2020 Board of Supervisors meeting minutes. Mr. Campbell seconded the motion and the minutes were unanimously approved.

Correspondence

A letter was received from State Rep. Mike Turzai (Speaker of the House of Representatives), relative to the fair legislative redistricting process in PA.

Department Reports

Township Manager – Mrs. Moretti reported that during the month of February she met with the township engineer to discuss a possible dog park and community garden on the Ridge Road open space for which she will apply for grants; worked with the Public Works crew to prepare them to inspect MS4 stormwater outfalls; had a site meeting with Ed Latshaw regarding an on-going stormwater problem on French Creek Drive; had a meeting with Schuylkill Township regarding sewer capacity; and is continuing to work on the Adelphia pipeline issue. She reported that the upgraded traffic signal at Route 23 and Rapps Dam Road will be completed by May 15.

She also announced upcoming township activities:

- French Creek Trail Clean-up – March 7, 9am;
- Easter Egg Hunt at Kimberton Park – April 4, 10am;
- Shred Event – May 2, 2020 at TCHS from 8am to 12 noon.

Public Works – Posted.

Police Department – Chief Wilson provided the February 2020 Police Department Statistics including: 230 complaints, 3 DUIs, 1 assault, 5 thefts, 7 felony/misdemeanor arrests, and they issued 25 traffic citations. There were 13 accidents.

Officer Corbo participated in a sign language class and Officer Wilson participated in a Basic Tactical & Medical Instructor class.

West End Ambulance – Asst. Chief. John Osborne reported that they responded to 73 ambulance calls in East Pikeland Township in February. The next Stop the Bleed public training program is on March 26 at the Valley Forge Fire Co. He then introduced Jen Brosnan from Tower Health and EMS responder Alexa DiNicola who have developed a new parent program for the Phoenixville area that will conduct home visits to new parents and provide care and safety tips and evaluate for post-partum depression. The program will be offered for free and funded with grants and donations.

Planning Commission – John Schott reported that the Planning Commission has four areas of concentration in 2020:

- 1) Evaluate and amend ordinances to address energy generation facilities.
- 2) Amend the zoning ordinance to include low impact and age restricted housing language in the “K” districts.
- 3) Re-evaluate uses allowed in the Mixed Use and Commercial zoning districts.
- 4) Revise parking lot regulations to reduce impervious coverage impacts.

The Planning Commission has reviewed several sketch plans in recent months.

Mr. Graham asked if the Planning Commission knew the timing for the new school project on Hares Hill Road. John responded that the school district has indicated that they would like to have the school open for the 2022 school year.

Kimberton Fire Company – February report was posted.

Old Business

Mr. Campbell made a MOTION to authorize execution of a **revised Intergovernmental Cooperative Implementation Agreement** for the Phoenixville Regional Planning Committee. Mr. Strauss seconded the motion and it passed unanimously.

New Business

Mr. Strauss made a MOTION to authorize the township engineer to conduct an **inspection of the stone arch bridge** on Kimberton Road. Mr. Campbell seconded and it passed unanimously.

Mr. Strauss made a MOTION to approve the **Mowing Agreement** with Hallman’s Trimming Service for maintenance of township property in 2020. Mr. Campbell seconded the motion and it passed unanimously.

Discussion

Kimberton Square – Planner John Kennedy and property owner Jim Deibert were present to propose a zoning change to their property on Schuylkill Road in order to build apartment buildings. They had presented a sketch plan to the Planning Commission and were advised to speak to the Board of Supervisors about the idea. The property has 25,000sqft of existing commercial use. They are proposing a 3-building apartment complex with 108 units of 1 and 2 bedrooms, a clubhouse and a pool, with streetscape improvements. The project would have both underground and ground level parking. The property is currently zoned Commercial where apartment use is not allowed. The use proposed is modeled off what is allowed in the MU district.

John Schott responded that the Planning Commission had previously discussed extending the MU zoning on the 724 corridor in order to comply with the PRPC regional comp plan. This is the only corridor with public transportation, so they feel that concentrating high density residential uses on the corridor is good planning. They also feel that limiting the size of the apartments will make them more affordable and have less impact on the schools.

John Kennedy proposed different options relative to the zoning:

- 1) Extend the MU zoning to the existing C district.
- 2) Create a zoning overlay district for this property based on MU standards.
- 3) Allow for additional uses in the C district.

Mr. Kennedy asked for the Board’s opinion of the proposal.

Rusty Strauss responded that an MU extension may be a good direction. He would have issues with traffic and circulation. Mr. Kennedy responded that both a Traffic Impact Study and Fiscal Impact Study would be required.

Ed Latshaw suggested that an overlay would be a better process because a zoning map change would require posting all properties and evaluating each property for current and future uses.

Ron Graham wondered whether the township needs a Commercial zoning district. He said a fundamental decision needs to be made on whether we want C or MU in this area. He also stated that there is a fourth option, and that is:

- 4) No change at all, i.e. not allow residential uses in the C district.

Resident Carole Thompson asked if the township really needs more apartments. She feels that there is enough development in Chester County. Mr. Kennedy responded that there is a high demand for apartments and that there is a big change in how commercial properties are being used. Residents want more pedestrian friendly uses near their homes. He added that this project would turn a vacant property into taxable space that is aesthetically pleasing.

Resident Barry Hallman asked if the project would include any “green” elements? Mr. Kennedy responded that it is only in the planning stages and undetermined at this time. John Schott responded that the Planning Commission is working on low impact regulations that can be built into this project.

Resident Don Szabo stated that he owns the property adjacent to this proposed plan and he is concerned about the impact of noise, trash and traffic. Mr. Kennedy responded that landscape elements can buffer the apartments from neighboring properties.

The applicant will return to the Planning Commission for additional discussion.

Public Comment

Matt Cole, Assistant Chief at the Kimberton Fire Company was present. He reported that they are purchasing two new fire trucks to replace two older models and that they are working on recruiting and retention of volunteers – which continues to be a challenge.

Don Szabo stated that he attended the Open Space Committee and Park & Rec Board meetings in February and was surprised that no other members of the public attended. He expressed his concern that the Open Space Committee is discussing private properties that they wish to acquire as open space. Mr. Campbell responded that all meetings are advertised as public meetings. Mr. Strauss clarified that the Open Space Committee is looking at options for conserving open space and want to educate landowners about the many benefits to the open space process as opposed to selling land for development.

Announcements – None

There being no further business, the meeting was adjourned at 8:08pm.

Submitted by,

Kimberly Moretti, Township Manager