

**East Pikeland Township
Board of Supervisors Meeting
February 7, 2017**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, February 7, 2017 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 January 3, 2017 Reorganization meeting minutes and the January 3, 2017 Board of Supervisors meeting minutes. Mr. Strauss seconded the motion and the minutes were unanimously approved.

Correspondence

- Email from resident Jim Martin asking the township to make a request to PennDOT for a speed limit/intersection study at Coldstream Road and West Beacon Drive.

Mrs. Moretti informed the Board that PennDOT did conduct studies of this intersection in 1996 and again in 2008. PennDOT felt that the lack of accidents at the intersection indicated that it was not hazardous; however they did post cautionary signs approaching the intersection. Mrs. Moretti will work with the Police Department to conduct a speed limit study and they will pull accident reports in preparation for sending a new request to PennDOT.

- Request from French & Pickering Creeks Conservation Trust asking for township sponsorship of the annual Iron Tour bike ride.

Mr. Strauss made a MOTION, seconded by Mr. Campbell, to sponsor the French & Pickering Iron Tour in the amount of \$250. Motion carried.

Department Reports

Township Manager – Mrs. Moretti reported that in January she worked with auditors and the pension actuary on year-end financial reports; submitted required reports to the State and prepared IRS forms for distribution. She worked with the Historical Commission on planning for the historic walking tour on August 3rd. She participated in a Phoenixville Regional Transportation Committee meeting where they will be working with Chester County Planning Commission and looking a multi-modal transportation in the region. The Kimberton Park Amphitheater project is progressing with the concrete base to be poured next week. Lastly, she hired a consultant to work on mapping stormwater facilities in the northern part of the township for the MS4 program.

Public Works Report – Al Cushman reported that during the month of January his department picked up 509 Christmas trees from curbsides in order to recycle them into mulch; they responded to 5 weather-related incidents; responded to 38 PA One Call notifications and arranged for the annual sprinkler system and fire extinguisher testing in the township building. Al then provided highlights of the Public Works Department 2016 annual report. Lastly, Al presented a proposed 2017 road repair project list to the Board of Supervisors for their input. The Board suggested that they conduct a spring road inspection to finalize the list.

Lynn Baker of Meadow Lane asked what determines when a road gets paved. Al responded that it is based on the condition of the road and how much traffic it has. He said he is aware that Meadow Lane is in need of repairs and will consider adding it to the list as a chip/seal project for 2017.

Mr. Strauss asked how the department manages maintenance of the French Creek Trail. Al reported that his department is out on the trail once or twice a week to clean up debris, cut back trees, address washout areas and basically make sure the trail is clear and safe.

Police Department – Sgt. Wilson provided statistics for January 2017: Officers responded to 213 complaints, including: 3 DUIs, 1 drug arrest, 9 thefts, 1 criminal mischief arrest, and 18 accidents. 42 traffic citations were issued in January. They are in the process of acquiring movable cameras that can be placed in problem areas of the township, for example in an area that has a lot of thefts from cars. Officers Smith and Paris attended a local Cub Scout meeting to talk to the Scouts about law enforcement. Officer Rob Wilson will serve as the department weapons instructor and recently because certified as a Taser instructor. The Department is the first in the County to be certified in Mental Health Response training.

Sgt. Wilson stated that the Department will conduct a speed study on Coldstream Road in response to the earlier discussion about unsafe conditions at East and West Beacon Drive.

Mr. Campbell commended the officers on quick response time to a call he recently made to report a suspicious vehicle on his road.

Park & Recreation Board Report – Chairman Jerry Miller announced two upcoming events planned by the Park & Rec Board: Annual Easter Egg Hunt at Kimberton Park on April 8th with a raindate of April 15th; annual Spring trail clean-up on Saturday, April 22nd with a raindate of April 29th.

Mr. Strauss asked how the township advertises these events. Mrs. Moretti responded that the upcoming *InCommunity* magazine has announcements for both events. Additionally, an email is sent to the “Friends of French Creek Trail” mail group inviting them to participate. Jerry Miller stated that new people show up each year to help with the clean-up.

Old Business

Mr. Campbell made a *MOTION to approve RESOLUTION 2016-03, denying the Preliminary Plan for the Kaiserman/Condign Land Development Application for failure to comply with zoning and SLCO provisions, as outlined in the LTL Consultants review letter dated February 7, 2008.* Mr. Strauss seconded the motion and it was unanimously approved.

New Business

Mr. Strauss made a *MOTION to award a contract for Snyder's Mill Restoration Plan Preparation to Frens & Frens at a proposed cost of \$11,750, as recommended by the Historical Commission.* Motion was seconded by Mr. Campbell and unanimously approved.

Subdivision/Land Development

Lombari Property – 801 Spring City Road.

Mr. Strauss made a *MOTION to approve RESOLUTION 2016-04, granting a waiver from the Land Development process for 801 Spring City Road for a contractor's establishment, with conditions recommended by the Planning Commission, including the waiver of fees in lieu for open space and sidewalks.* Mr. Campbell seconded the motion and it was unanimously approved. Mr. Graham clarified that the use of the property will remain the same but will be improved, so the Board feels comfortable with this action and with the waiver of fees.

Altair Development

Attorney Rob Romain was present to discuss the proposed Altair development in Kimberton Village. Mr. Romain provided some background on the steps that Altair has taken in order to present an "EcoVillage" plan to the Planning Commission. The Planning Commission, however, has a time constraint in which to complete the Kimberton Village zoning amendment and the EcoVillage provisions are more involved than originally imagined. The applicant has been directed by the Planning Commission to seek another path towards approval. That path, as Mr. Romain explained, will be for the applicant to seek a separate zoning ordinance to amend the Kimberton Village zoning. The process requires an application, review by the Planning Commission and approval of an amendment by the Board of Supervisors. The township will be required to hold public hearings during this process; so residents will have an opportunity to voice their opinions on the proposed amendment. The amendment will propose additional provisions to the Kimberton zoning district that would allow for the type of project Altair has presented. Only after a zoning amendment is approved will the applicant submit a plan for land development review and approval.

Mr. Romain asked the Board of Supervisors if they are satisfied with this proposed process. Mr. Graham responded that the process sounds fine and involves working with the township consultants and Planning Commission.

Mr. Romain invited the public to attend a meeting that Altair is hosting on February 15th where they will introduce the project's architect and answer any questions the public may have. They will also hold public charrettes in the future for public input.

Planning Commission Chairman, John Colarusso, asked the Board for clarification on the township-wide sustainability ordinance that had been previously discussed. Should the Altair amendment be considered before a sustainability ordinance, or in conjunction with a sustainability ordinance that offers incentives in any zoning district for a project that includes sustainable features?

Mr. Campbell responded that he feels it is best to start with sustainability provisions in the Kimberton district with the Altair project and expand from there. Mr. Strauss commented that any changes that would impact the rest of the township should be considered when going through the

EcoVillage ordinance process. He said that the Planning Commission was concerned about whether the EcoVillage project is really sustainable. Mr. Graham responded that going through the process in the Kimberton district may shed light on what may or may not work in the rest of the township. He would like to see sustainability incorporated into township ordinances.

Opening up the topic to public comment, Tom Schmitt of Sunset Lane stated that many residents are not in favor of this development, especially the high density being proposed. His comments were reiterated by John Vondercrone, Lynn Schmitt, Barry Fry and Angela Moore. The residents asked for clarification on what a “private” ordinance is that Mr. Romain was proposing. Mr. Romain clarified that it would be a standalone ordinance specifically for this project that amends the existing zoning ordinance.

Lynn Schmitt informed the Board that she had gathered petitions from residents who are opposed to this project. She provided a packet of surveys/petitions to the Board.

Mr. Graham informed the audience that it is premature to discuss the details they are raising at this time. He stated that residents have to understand that a landowner has rights and they can exercise those rights by submitting a proposed zoning amendment that the township is obligated to review. He said that this type of development is an interesting concept that should be explored.

Angela Moore asked how the public can stay informed about this issue. John Schott replied that the Planning Commission meetings are open to the public and agendas are posted on the township website. The conversation then led to how the township can best provide community outreach.

Public Comment

Resident John Vondercrone asked why the township cannot mail a monthly newsletter to residents. Mrs. Moretti responded that besides being cost prohibitive, the township’s newsletter format is within the pages of the *InCommunity* magazine distributed to all households in the Phoenixville Area School District.

Lynn Baker of Meadow Lane reported that some of her neighbors had received notification of Toll Brothers blasting in order to build the new road; but others had not. The latest blasting shook homes and neighbors who were unaware of the blasting thought it was an earthquake. Mrs. Moretti responded that the township office had received another such complaint and had spoken with Toll Brothers about widening the scope of their notification to neighbors and the township.

Lynn Baker also asked for the township’s assistance in getting Clark’s Auto, at Mowere Road and Route 23, to comply with the township’s weed ordinance. She said the property has been overgrown for three years and nothing is being done to maintain the area closest to her Meadow Lane property. Mr. Graham directed Mrs. Moretti to have the Zoning Officer respond to this complaint.

There being no further business, the meeting was adjourned at 7:58pm.

Submitted by,
Kimberly Moretti, Township Manager