

**East Pikeland Township  
Board of Supervisors Meeting  
July 7, 2020**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, July 7, 2020. Due to the COVID-19 Pandemic, the meeting was duly advertised and held electronically through the Zoom application via telephone and the internet. Present online were Chairman Ron Graham, Vice Chairman Rusty Strauss, Supervisor Ben Campbell, Township Manager Kim Moretti, and Police Chief Susette Wilson.

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

**Minutes**

Mr. Strauss made a MOTION to approve the June 9, 2020 Board of Supervisors meeting minutes. Mr. Campbell seconded the motion and the minutes were unanimously approved.

**Presentation**

Kira Floersheim, District Scheduler and Citizen Advocate for Representative Chrissy Houlahan's Office was present to provide an overview of services and an update of activities undertaken by Rep. Houlahan. She also encouraged everyone to participate in the 2020 Census. Residents wishing to contact their office can do so by calling (610)883-5050 or emailing [houlahan@house.gov](mailto:houlahan@house.gov).

**Department Reports**

Township Manager – Mrs. Moretti reported that in June she participated in webinars on traffic management, traffic signal inspections and regional trails. She updated township data for the Chester County Hazard Mitigation Plan. The Hidden River Park steering committee met to discuss the development of the master plan, which will be impacted by the results of the archaeological survey. She announced that the portion of the Schuylkill River Trail will be paved sometime this year. Lastly, she explained that bioswale signage was posted along Crossover Blvd. to provide education to residents and guidelines for maintenance of this stormwater facility.

Police Department – Chief Wilson provided Police Department statistics for June 2020 including: 240 complaints, with 1 assault (with an arrest), 1 theft (with an arrest), 1 drug arrest, and 2 criminal mischief incidents. They issued 0 traffic citations in keeping with social distancing. Officers have participated in both online and in-person training this month. Officer McCole took the SWAT training program for one week. Officer Corbo will be offering the Citizens' Police Academy virtually this season. The program lasts for 9 weeks and residents can sign up through the East Pikeland Township Police Department Facebook page.

Kimberton Fire Company – Asst. Chief Doug Gable reported 74 fire responses for June, including: 34 in East Pikeland and an additional 50 calls during the June 3<sup>rd</sup> storm. Doug reported that the COVID-19 pandemic is having a negative impact on revenues due to cancellation of the fair and hall rentals, and closure of the daycare. They are planning a drive-by donut day on July 25<sup>th</sup> and will be sending a second fund drive mailer soon to increase fundraising efforts.

Park & Recreation Board – Jerry Miller reported that as of June 30, when Chester County entered the COVID-19 green phase, Kimberton Park was opened with social distancing protocols put in place. Although June and July events were cancelled, the P&R Board is planning to hold late summer and early fall events, subject to the status of COVID. Those events include a Summer Concert on August 20, Date Night Movie Night on August 29, Children’s Theater on September 12, Family Movie Night on October 3, and a Moon Walk on October 30. Yoga in the Park has been successful with a maximum of 25 participants. The P&R Board is putting together a Scavenger Hunt activity for kids for summer fun. The French Creek Trail user survey was completed with 309 responses; results are pending. The Steering Committee for Hidden River Park & Preserve will finalize the master plan in the next couple of months and hold a final public meeting before adoption. In response to public input on the proposed Dog Park, township staff created an information site on the township website for the public to obtain additional information.

### **Old Business**

Kimberton Square Shopping Center Discussion – Property owner Bryan Hunsberger and planner John Kennedy were available to provide an update on their proposed apartment project on Schuylkill Road. They presented their plan and proposed ordinance to the Planning Commission on June 8<sup>th</sup>. Ed Latshaw has reviewed the draft ordinance. The applicant was directed by the Planning Commission to return to the Board of Supervisors to present benefits of the project and obtain additional direction from the Board. John Kennedy explained that the proposed ordinance complies with the East Pikeland Comprehensive Plan, Phoenixville Regional Comp Plan, and the County Landscapes 3 plan. He further explained some of the benefits of their proposal:

- to build more affordable, workforce housing apartments, not luxury market apartments;
- to install sidewalks and streetscape improvements;
- architecture would emulate Spring Mill Assisted Living on Route 113;
- less traffic would be created with the proposed residential use as opposed to the allowed Commercial uses;
- less visual impact with 52% of the parking located under the buildings;
- more areas of landscaping and greenery closer to the road;
- reduce heat islands with less impactful parking lots;
- low impact on school district, i.e. less school age children;
- positive fiscal impact in terms of tax revenue for township and school district;
- pedestrian connections to public transportation;
- residents would support existing commercial uses along corridor;
- serves as a gateway into East Pikeland Township and will serve as a catalyst for additional development along the 724 Corridor.

John Kennedy asked for the Board’s comments and direction on moving forward.

Supervisors Strauss and Campbell had no comments. Ron Graham reminded the applicant that when they came before the Board in March that one option for this property was for the Board of Supervisors to take no action on changing the zoning. He would like to see redevelopment to improve blighted properties on the 724 corridor, and this property would not be considered blighted. He also noted that public sewer capacity is at a premium and may not be available for this project.

He further added that this project will add more traffic to the Schuylkill Road/Township Line Road intersection which is already problematic.

Bryan Hunsberger responded that a commercial project in the same place would create more traffic than the proposed apartments.

### **New Business**

Mr. Strauss made a MOTION to approve **RESOLUTION 2020-10**, authorizing submission of a Traffic Signal application to PennDOT to add left turn lanes and signage on Route 113 at Coldstream Road, to re-align the signal head, and to adjust the traffic signal timing. Mr. Campbell seconded the motion and it passed unanimously.

Jonathan Gayl asked how these changes will impact the timing of the signal. Mrs. Moretti will review the permit application and obtain an answer to this question.

### **Public Comment**

Meghan Crisafulli of West Seven Stars Road was present to follow up on the discussion from the June Board of Supervisors meeting when she brought to the Board's attention traffic concerns on her road. She said she obtained the results of the traffic study and about next steps.

Mr. Graham responded that Children at Play signs have been installed and Vascar lines for speed enforcement have been painted. He added that the speed trailer could also be placed on this road and the police will be out to enforce the speed. Chief Wilson responded that the speed study results indicate that this is a low enforcement area as 98% of the traffic is below 35mph, which is the speed a vehicle must travel in order to be cited, per State law. The speed lines can have a big impact on traffic speed as the perception is that police will be ticketing in that area. Meghan stated that she is willing to have a police vehicle park in her driveway in order to conduct speed control.

Luke Crisafulli commented on the report prepared by the township manager on this issue and understands that a speed bump is not going to be approved. He asked if the 10mph threshold required in order to cite a speeder could be reduced and plans to look into that issue.

Neighbor Joanna Weller commented that if the speed trailer is placed on the road it should be further away from the "S" curve and placed on the straight away to be more effective.

### **Announcements**

None

There being no further business, the meeting was adjourned at 8:15pm.

Submitted by,

*Kimberly Moretti*  
*Township Manager*