

**East Pikeland Township
Board of Supervisors Meeting
October 7, 2014**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, October 7, 2014 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss, Supervisors Ben Campbell and Township Zoning Office Kisha Tyler.

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

Minutes

Mr. Strauss made a MOTION to approve the September 2, 2014 Board of Supervisors meeting minutes. Mr. Campbell seconded the motion and it passed unanimously.

Department Reports

Township Manager – Report posted and available for review

Public Works – Report posted and available for review

East Pikeland Planning Commission – John Schott reported that the revisions to the C and MU are entering the final phase. The public is invited to provide input at the October 13, 2014 Planning Commission meeting. Mr. Schott also mentioned that the Planning Commission members agreed that the TND standards for the KR zoning district have not served the district well and they would like to review alternatives that may encourage development in the Village. One developer did express interest and provide a draft overlay for his property, but the Planning Commission wants to consider all developable properties within the Village for any proposed overlay or zoning change. The Planning Commission is looking for the Board's support and authorization to expend funds for the project. The township manager is looking into Vision Partnership Program grants that would offset the cost. Mr. Graham requested a cost analysis and information on available funding.

Open Space Committee – Rusty Strauss reported that the committee is considering the C. Raymond Davis property on Kimberton Road because of its proximity to Kimberton Park and the KYAL fields. An appraisal was received and the township is in discussion with the property owner. The property at 2200 Kimberton Road (Mary Scott) is for sale and with it abutting the park, the township has an interest in acquiring a portion of the land. Kimberton Whole Foods is interested in a portion of the property to expand parking, and Jeff Effgen has expressed interest in the building situated on the lot. Mr. Strauss explained that a subdivision of the 2.9 acre parcel would be required to address the various needs. Authorization to proceed with an appraisal is on tonight's agenda, and once that is received, the committee will determine in which direction they wish to proceed. Mr. Strauss also reported that acquisition of development rights on the Bryn Co-ed Farm on Chester Springs Road is finally coming to fruition after many years.

Carol Thompson asked where the funds are coming from to acquire open space. Mr. Straus explained the .25% of the Earned Income Tax is allocated to open space. The township could also seek grants or borrow against the Open Space Fund, although the township has no plans to borrow at this time.

Old Business

Mr. Strauss made a MOTION to approve **Escrow Release No. 23 for Kimberton Meadows** in the amount of \$53,800.50. Mr. Campbell seconded the motion and it passed unanimously. Ed Latshaw addressed questions from Mike Dimmerling and Barry Hallman regarding specifics of the prior and current escrow releases, contingency funds, details of the punch list, and completion of the development.

New Business

Mr. Campbell made a MOTION to approve **Resolution 2014-13**, authorizing a Certificate of Appropriateness to replace a porch roof at 2233 Kimberton Road. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to authorize **Appraisal of the property at 2200 Kimberton Road** for the purpose of open space acquisition. Mr. Strauss seconded the motion and it passed unanimously.

Public Comment

Mike Dimmerling of the Kimberton Meadows subdivision said he paid a \$400 lot pinning fee at settlement and paid an additional \$400 for lot pinning by his fence contractor. He asked how he could get the second \$400 back. Ed Latshaw suggested he contact the developer. Mr. Graham said it is an interesting question and the township will look into it. Mr. Dimmerling asked if there would be homeowner input for priority of work should the township take control of the development; and use of the contingency to offset line items in the escrow. Mr. Latshaw responded that all items would be completed strategically and accordingly. Mr. Graham said the township may be able to revisit the escrow matter during litigation, if it comes to that.

Carol Thompson asked why the Rapps Dam Bridge repair has been delayed. Mr. Graham explained that it is a PennDOT bridge and it is his understanding that they want to bundle bidding with other bridge projects. She was not pleased with the answer and said she will contact Senator Rafferty.

Barry Hallman asked if progress is being made in development of the Hrivnak property. John Schott responded that the intersection improvements are being discussed by PennDOT because they want to coordinate improvements of the Route 23 & 724 split so that it is one project.

Dave Saneck inquired about Resolution 2014-09 and the Tri-Party Agreement for the Cutler project, and wants his opposition of abandonment of the 422 spur right-of-way on the record. Mr. Graham explained that Resolution authorized the parties to move forward with preparing an agreement.

Mr. Dimmerling thanked the East Pikeland Police for their support at the Kimberton Meadows annual block party.

There being no further business, the meeting was adjourned at 7:50 pm.

Submitted by,
Kisha Tyler, Township Zoning Officer