

**East Pikeland Township  
Board of Supervisors Meeting  
December 13, 2016**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, December 13, 2016 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss and Township Manager Kim Moretti. Supervisor Ben Campbell was absent.

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

**Minutes**

Mr. Strauss made a MOTION to approve the November 1, 2016 Board of Supervisors meeting minutes. Mr. Graham seconded the motion and the minutes were approved.

**Department Reports**

Township Manager – Mrs. Moretti reported on highlights of the 2017 township budget; gave an update on the amphitheater construction in Kimberton Park; reported that DEP had completed inspections at Kimberton Meadows and gave verbal approval to close out permits; thanked Girl Scout Troop 459 and Daisy Troop 4321 for decorating the township Christmas tree and announced that township memorabilia is available for purchase for holiday gift giving. Lastly, Mrs. Moretti reported that she attended a PennVEST workshop to learn about low-interest loan opportunities available to municipalities and residents for infrastructure improvements, such as waterline extensions, public sewer extensions and stormwater facilities.

Justin Fortesque of Kimberton Meadows commented that there is still a landscaping issue that needs to be resolved behind his property. Kim Moretti responded that she had recently sent him an email asking him to mark the location for additional trees in the open space between his property and the storm basins. Justin had not seen the email, but he will mark the spot and confirm with township.

Public Works – Posted.

Police Department – Posted.

**Old Business**

Mr. Graham made a MOTION to authorize release of **Landscape Escrow for Coldstream Crossing 2**, in the amount of \$33,686.25, as recommended by the township landscape consultant. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Graham made a MOTION to approve **RESOLUTION 2016-25**, authorizing expenditure of Open Space Funds for the purchase of the Connell Property on Prizer Road. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Graham made a MOTION to approve an **Agreement of Sale** with Walter and Susan Connell for the property located at 18/22 Prizer Road. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Graham made a MOTION to enact **ORDINANCE No. 178**, reenacting the Act 209 Transportation Impact Fee. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Graham made a MOTION to grant **waiver from Section 426** of the Subdivision and Land Development for **400 Westside** development in order to allow the placement of Belgian block curbs on the residential section of the development instead of poured concrete. Mr. Strauss seconded the motion and it passed unanimously.

### **New Business**

Mr. Strauss made a MOTION to approve **RESOLUTION 2016-26**, to set the tax-rate for East Pikeland Township at .44 mills for Fiscal Year 2017. Mr. Graham seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to approve **RESOLUTION 2016-27**, adopting the Township Budget for Fiscal year 2017. Mr. Graham seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to approve **RESOLUTION 2016-28** disposing of residual right-of-way on Dennis Lane and approving conveyance of so named residual land to adjacent property owners. Mr. Graham seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to approve **Utility Vehicle Use Policy**. Mr. Graham seconded the motion and it passed unanimously. Mrs. Moretti commented that 6 employees have completed a two-hour online recreational vehicle training program; however the new John Deere Gator that the township has purchased will not be used for recreation; it will be a work vehicle for trail patrols and maintenance.

Mr. Strauss made a MOTION to authorize execution of the **Chester County Vision Partnership Grant** contract for the Phoenixville Region Comprehensive Plan Update. Mr. Graham seconded the motion and it passed unanimously.

MOTION to authorize Township Manager to submit **Notice of Intent to Remediate** in compliance with Act 2 requirements to the PA DEP for the Connell property at 18/22 Prizer Road. Mr. Graham seconded the motion and it passed unanimously.

MOTION to authorize the Open Space Committee to send a **Letter of Intent** to property owner of 350 Merlin Road indicating Township's intent to purchase development rights associated with the property. Mr. Graham seconded the motion and it passed unanimously.

## Discussion

### Traffic Planning & Design Proposals

Mrs. Moretti reported that she had asked the township traffic engineer to provide two proposals for possible projects that the township would then apply for grants in 2017.

- (1) Route 724 Sidewalk Plan. TPD would conduct engineering and provide a plan that would allow the township to apply for a Multi-Modal grant in order to install sidewalks along Route 23 and 724 in those locations where they do not exist or will not be built by a developer. The cost for this study is \$14,600.
- (2) Route 113 & Township Line Road intersection improvement plan. TPD would conduct traffic counts and provide a plan to improve the safety of this intersection; including consideration of turn lanes and signal improvements.

**Mr. Graham made a MOTION, seconded by Mr. Strauss, to authorize the expenditure of township funds for the two traffic studies detailed here. Motion carried.**

### Zoning Hearing Board Application No. 2016-04

There is an application before the ZHB for a proposed fencing contractor's establishment at 740 Schuylkill Road. The Planning Commission has made a request to the Board of Supervisors to officially oppose the application. Mr. Graham asked John Schott why the application is before the ZHB. John responded that the property is zoned R-2 and since a commercial use is proposed the applicant needs a use variance. The Planning Commission feels the proposed use is not consistent with the MU zoning in other locations along the 724 corridor and that outside storage should not be permitted.

Mr. Graham responded that the only times the Board of Supervisors has intervened in a ZHB application is when the township had a direct conflict or the variance requested was detrimental to township residents. He further stated that he has confidence in the ZHB to make a wise decision on this application and would not be in favor of opposing this application.

John Schott asked if the Planning Commission can request legal representation to oppose the application. Mr. Graham responded that it is a decision the Board of Supervisors makes and in this case, the Board is not opposed to the application.

Mr. Strauss commented that he does not feel the proposed use is inappropriate; however he would like to see the ZHB set conditions on the use – such as requiring buffering and screening.

Mr. Graham suggested that Planning Commission members could attend the ZHB hearing and express their opinion.

Mark Brooks from the ZHB was in the audience and informed the Board that the first hearing on this application had been held, with another to be held in January. The applicant was asked to provide additional information on the relief being requested. He added that the ZHB can place conditions on a variance and they have done so in the past. He clarified that the Planning Commission and Board of

Supervisors are not automatically parties to a zoning appeal; however individuals from the Planning Commission can become a “party” to the appeal by attending a hearing and making that request.

### **Public Comment**

George Munro of Rapps Dam Road voiced concerns to the Board about the construction on Rapps Dam Road where his home is located. He told the Board that vehicles continue to use the road as if it were open creating a hazardous driving condition for those who live along the road and need to access their homes. The road is also a mess with mud and stone from the construction. Ed Latshaw responded that since it is an active construction zone that they are not required to keep it clean, however he can speak with the contractor. The Board directed Ed to meet with George at the site to resolve these issues. The contractor should be told to guarantee that the barricades are in place after hours to stop unwanted vehicles in the construction zone. The Police Department should also monitor the situation and cite those vehicles going through the road closing signs that are not supposed to.

### **Announcements**

Mrs. Moretti announced Phoenixville Area High School has started a new program where a local company can sponsor high school students to come to their work place to gain hands-on experience. The program will begin in May 2017.

There being no further business, the meeting was adjourned at 7:45 pm.

Submitted by,  
*Kimberly Moretti, Township Manager*