

**East Pikeland Township  
Open Space Committee**

**Meeting Minutes  
September 19, 2017**

Meeting called to order by Rusty Strauss, chair, at 7:03pm

Present: John Schott, Kersten Appler, Lori Beck, Rusty Strauss, Martin Sheehan, Marilyn Randolph

Absent: Stock Illoway

Guests: Jonathan Gayle, Michelle Stewart (EP Liaison), Pam Brown (FPCCT), Dr. Richard Fried, Molly Rezuka (Historical Commission), Ron Graham, & Betsy Burns

Minutes from August, 2017 meeting were approved without edits.

Budget was not reviewed, due to lack of information.

New Business:

- Jonathan Gayle presented a proposal for the Kimberton Performing and Visual Arts Center on tax parcel # 26-2-200, currently owned by Carole Frederick.
  - Elements of proposal:
    1. The Kimberton Arts Alliance, a 501c3, would have a long-term lease agreement with the owner.
    2. Primary function would be to teach art classes to all age groups. It would also be available for performances.
    3. Rehabilitation of Christman's Mill, a certified Historic structure, to a Performing Arts Center.
    4. Property must stay in private ownership so that the project is eligible for Federal credit, which will fund 20% of rehab.
    5. Kimberton Arts Alliance is asking the township to:
      - a. Purchase a conservation easement (CE) on the open space.
      - b. Place a façade easement on the building.
      - c. Propose referenda allowing the 25% rule of 2015 to be used and then subsequently give them the 25% of fund.
    6. OSC's response:
      - a. Great idea for use of this property.
      - b. Using township money to rehab structures on land privately owned is not an option.
      - c. CE will not be worth much but the OSC would be willing to investigate the possibility at the October meeting.
      - d. It was suggested that Gayl should make a proposal

for the development rights and bring it back to the committee

- e. If project passes criteria at October OSC meeting, the OSC will look at getting an appraisal for both the CE and fee ownership.
- f. We will not propose tax referenda for this project.
- g. This is considered a private project and public money cannot support it.

7. Result:

- a. Gayl will return to OSC next month and talk about an easement/appraisal/proposal to purchase
- French Creek Trail Connection: Pam Brown presented the current status of the French Creek Trail and its many sections through neighboring townships. The trail was originally proposed in 1981 by Sam and Eleanor Morris. She reported that the trail has been successful except for where there are agricultural easements, including on the Kimberton Waldorf School Property but hopes to revisit the conversation with Waldorf to see if a use agreement can be drafted.
- 724 Economic Development Meeting: John Schott reported that he was pleased with the progress of the Development Council. Commissioner Kichline has been present at every meeting and seems very motivated to make a tangible change.
  - 3 challenges have been recognized along the 724 corridor:
    1. Inconsistent Zoning
    2. Lack of proper infrastructure
    3. Expected amenities not present, including trails.
- Discussion regarding Trail priorities in East Pikeland:
  - Priorities Include:
    1. Finish FCT to SRT
    2. 724 to Cromby
    3. 724 to SRT in mid-township and then north
  - Trail construction grants are available at County level

Old Business:

- Davis property appraisal
  - The appraisal came out to \$1.6M but the committee believes it should be closer to \$2M+ in order to be competitive—township can't go over appraisal
  - This property is critical to the firehouse maintaining their class A status
    - What does this mean? What impact would a downgrade in status have on the fair/Fire Co.? What is the difference between Class A and B etc.? Who at the Fire Co. is working on this?
  - Township could look into buying the development rights of the Davis property and the Fire Co. could buy the rest of it
  - Need to set up a meeting with the Fire Co. to discuss
- Database: Lori has revamped the database and presented the changes to the OSC.
- Michelle gave a township update:

1. Woodbridge should be transferring the 13.9 acres to the township by mid-October
  2. Kimberton Meadows Basin property that is to be dedicated needs to be acquired.
  3. A joint meeting between OSC & Parks/Rec will be scheduled.
- Wagner: No successful contact has been made.
  - Waterworld: Discussion was had about a possible trail connection to the SRT through Waterworld properties and PECO ROW.

With no further business, John moved and Marilyn seconded the adjournment of the meeting at 8:36pm.

Next Meeting October 17, 2017.

Respectfully submitted, Kersten Appler, Secretary