

**East Pikeland Township  
Board of Supervisors Meeting  
May 3, 2016**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, May 3, 2016 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.

**Swearing In**

Mr. Graham swore in Rob Heemer as a new Fire Police Officer.

**Minutes**

Mr. Strauss made a MOTION to approve the April 5, 2016 Board of Supervisors meeting minutes. Mr. Campbell seconded the motion and the minutes were unanimously approved.

**Department Reports**

Township Manager – Mrs. Moretti reported that during the month of April she has been busy working with developers and engineers on land development projects; worked on the annual MS4 stormwater report due in June; met a new PECO Government Relations representative for Chester County; met with the Park & Rec Board to plan the new amphitheater project in Kimberton Park; wrote articles for the next InCommunity magazine and mailed a swimming pool maintenance letter to 260 property owners in the township.

Public Works – Posted.

Police Department – Chief Franciscus provided April statistics: Officers responded to 234 calls, including 2 thefts, 4 criminal mischief, 12 felony/misdemeanor arrests, and 1 burglary. There were 30 traffic citations issued and police responded to 14 accidents.

Planning Commission Report – John Colarusso reported that the Planning Commission continues to work on the Kimberton zoning project. Current discussion is of creating three different zoning districts 1) Village/Historic District 2) Residential and 3) Higher density with incentives along 113. These recommendations would be consistent with the comments received at a public hearing. The Planning Commission has also had discussion on sketch plans that have been presented to them. Three members of the Planning Commission attended a recent workshop on multi-modal transportation.

Mr. Graham asked if the Kimberton Historic District would be located within one zoning district in the proposed zoning recommendations. John Colarusso responded that the historic district would overlap 2 different zoning districts. He explained that the overall boundary of the Kimberton zoning district may expand to absorb the Transitional Use (TU) district along Route 113 by combining some of the KR regulations with TU regulations to create a new district. Zoning map changes will be required with the zoning amendment.

**Open Space Report** – John Schott reported that the Open Space Committee had recommended appraisals for two properties on Merlin Road. They are currently in process. The OSC is working on revisions to the open space map used by the committee to identify properties that meet criteria for open space consideration. The OSC will soon be making a recommendation to the Supervisors to protect township-owned lands (that aren't currently protected) with conservation easements so that the land will always be preserved for public use.

Mr. Graham asked if those properties along Merlin Road contain wetlands. John Schott responded that they do and that the natural features are taken into consideration by the appraiser when valuing the land.

Mike Dimmerling asked why the township would want to buy land that is restricted by wetlands. John Schott explained that the township pays the owner for the development value based on the appraisal and this would prevent development of the property.

John Colarusso asked for an update on the Piazza property being considered as open space. Kim Moretti responded that the township solicitor has been in touch with the Piazza representatives and made an offer based on the township's appraisal of the property. There has been no response from the property owner.

### **Old Business**

Mr. Campbell made a MOTION to approve **timeclock extension for Kaiserman/Condign** land development project, Preliminary Plan application, until December 1, 2016. Mr. Strauss seconded the motion and it was unanimously approved.

Mr. Campbell made a MOTION to approve **RESOLUTION 2016-10**, amending the final plan approval resolution for the Cutler Subdivision. Mr. Strauss seconded the motion and it was unanimously approved. Mike Hickey asked if the Board had made any decisions on how the \$2M payment from Cutler will be used. Mr. Graham responded that those funds have not yet been allocated.

### **New Business**

Mr. Campbell made a MOTION to appoint **Dennis Ray to the Environmental Advisory Council**, with term ending 12/31/17. Mr. Strauss seconded the motion and it was unanimously approved.

Mr. Campbell made a MOTION to appoint **Jonathan Work to the Park & Recreation Board**, with term ending 12/31/17. Mr. Strauss seconded the motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **RESOLUTION 2016-11**, supporting Chester County's application to Delaware Valley Regional Planning Commission for a Transportation & Community Development Grant. Mr. Campbell seconded the motion and it was unanimously approved.

MOTION to approve **RESOLUTION 2016-12**, a Certificate of Appropriateness for a new roof at 2200 Kimberton Road. Mr. Campbell seconded the motion and it was unanimously approved.

MOTION to approve **RESOLUTION 2016-13**, a Certificate of Appropriateness for new roof and dormer at 1321 Hares Hill Road. Mr. Campbell seconded the motion and it was unanimously approved.

Mr. Strauss informed the Board that the Phoenixville Regional Planning Committee will be updating the regional comprehensive plan next year and has asked each participating municipality if they would adopt the regional comprehensive plan as their own comprehensive plan. Each municipality could still have supplemental plans for their individual municipality; such as the economic development plan East Pikeland adopted in 2013. PRPC consultants have presented pros and cons for such action, one of which is cost savings. The East Pikeland Comprehensive Plan dates back to 2001. John Schott recommended that the East Pikeland Planning Commission discuss this proposal and report back to the Board.

### **Public Comment**

Dennis Ray and Jon Gail commented that the Phoenixville region should be addressing the Route 23/724 corridor which needs improvement and widening along the entire length.

Jon Gayl asked the Board if they agreed with the plan Cutler presented to demolish the farm house and barn and preserve the summer kitchen on Mowere Road. He said Cutler is proposing that the township be responsible for maintaining the summer kitchen and area around it through an easement they would place on the property. Mr. Graham responded that this would require little maintenance and the township Public Works crew could manage it.

Mike Dimmerling and Mike Hickey were present to represent the Kimberton Meadows Homeowners. They asked for an update on the development since the default was declared at the last meeting. Kim Moretti informed them that two legal actions were in process – one to seize the escrow funds from the bank and the other to Petition the court to enforce the settlement agreement. A request for bids was advertised for walking trail stabilization and landscaping items. No bids were received, so the township is looking at the option to hire a landscaper to complete the trail. The township could also purchase the plantings and hire a landscaper to install them. Shrubs could be installed now, but trees would have to wait until November, which is a better planting season. The township has obtained quotes on the cost to finish the as-built plans and to set the 16 lot corners that were not completed by Benson. The Chester County Conservation District will not issue a Notice of Termination to Benson until the NPDES permit violations are resolved, including Basin 1, the walking trail stabilization and silt fence removal. Mike Dimmerling directed questions about how the basins are supposed to work to Ed Latshaw. Ed responded that the basins are intended to de-water within 72 hours. The Conservation District is responsible for those inspections.

Mike Hickey asked if it has been verified that the bank is indeed holding funds for Benson. Mrs. Moretti replied that they are, however they have refused to release those funds in the default action and have now involved their attorney. Mr. Graham informed the homeowners that the township will move forward on the punchlist items even if the escrow is not immediately released.

## **Announcements**

A community shred event is scheduled for Saturday, May 7<sup>th</sup> from 8am to 12 noon at the CAT Pickering Campus on Charlestown Road.

There being no further business, the meeting was adjourned at 8:10 pm.

Submitted by,  
*Kimberly Moretti, Township Manager*