

**East Pikeland Township
Board of Supervisors Meeting
July 10, 2018**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, July 10, 2018 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss and Manager Kim Moretti. Supervisor Ben Campbell was absent.

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

Minutes

Mr. Strauss made a MOTION to approve the June 5, 2018 Board of Supervisors meeting minutes. Mr. Graham seconded the motion and the minutes were unanimously approved.

Department Reports

Township Manager – Mrs. Moretti reported that during the month of June the office staff was extremely busy with building permit processing, zoning issues, stormwater complaint management and general requests for information. Employee training on health insurance, pension plan and network security was conducted in June. Toll Brothers is preparing for dedication of Crossover Boulevard to the township in August. The Snyder’s Mill restoration project has been completed and the fence will be removed soon. Park & Recreation hosted a Kimberton Park Party and amphitheater ribbon cutting on June 16 and will hold an outdoor movie night featuring Jumanji on July 14. Park & Rec is also conducting a survey on park & recreation usage and residents can access the survey on the township website. The township bank accounts total \$12.3M as of June 30..

Public Works – Posted.

Police Department – Chief Wilson provided June 2018 statistics: 250 complaints, including 1 burglary (with a pending arrest), 1 assault (with an arrest), 1 theft, 1 drug arrest, 4 DUIs, 6 felony/misdemeanors, 9 accidents and 21 traffic citations.

Chief Wilson reported that a traffic study was conducted on Waterfall Way from June 5 through 19 due to resident’s concerns about the increase in traffic from the Hares Hill Bridge closure. The result of the study showed that 98% of the drivers are staying within the speed limit. Traffic volume did increase, but is still reasonable. Officers are continuing to monitor the speed during rush hour.

John Schott thanked Chief Wilson for placing the speed sign on Coldstream Road. He feels it has been effective. He also thanked the Department for their vacation check program.

Rosemary Whitelock of Covered Bridge Crossing asked for police presence on Hollingsworth Drive to crack down on people running stop signs and speeding, especially around 4pm when employees leave the warehousing site behind Redners. She also complained about tractor trailer trucks sitting in the commercial parking lot overnight with their engines running. Chief Wilson will follow up on these concerns.

Greg Doebbling of Valley Dell expressed concerns again about a car that has been parking the wrong way on Valley Dell Boulevard forcing cars to swerve around it. Chief Wilson responded that the police have been watching for the car, but it has not been on the street. She will follow up.

Kimberton Fire Company Report – Posted

Old Business

Mr. Graham made a MOTION to approve **Escrow Release** No. 3 for the Kimberton Glen Subdivision, Crossover Boulevard, in the amount of \$424,342.75, as recommended by the township engineer. Mr. Strauss seconded the motion and it was approved.

Mr. Graham made a MOTION to direct the Township Manager to process a lease agreement with the Kimberton Fair Committee to use a portion of Kimberton Park for the Fair event from July 23 through July 28. Mr. Strauss seconded the motion that passed unanimously.

New Business

Mr. Strauss made a MOTION to approve **RESOLUTION 2018-06**, authorizing submission of a Traffic Signal Permit to PennDOT for improvements to the traffic signal at Route 113 & Coldstream Road in conjunction with the Green Light Go Grant. Mr. Graham seconded motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **RESOLUTION 2018-07**, authorizing submission of a Traffic Signal Permit to PennDOT for improvements to the traffic signal at Route 113 & Pothouse Road in conjunction with the Green Light Go Grant. Mr. Graham seconded motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **RESOLUTION 2018-08**, authorizing submission of a Traffic Signal Permit to PennDOT for improvements to the traffic signal at Route 113 & Fire House Lane in conjunction with the Green Light Go Grant. Mr. Graham seconded motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve the Development Agreement for Kimberton Glen Phase 2, Conventional Homes. Mr. Graham seconded motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve the Financial Security Agreement for Kimberton Glen Phase, 2 Conventional Homes. Mr. Graham seconded motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve the Development Agreement for Kimberton Glen Phase 2, Age-Restricted Homes. Mr. Graham seconded motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve the Financial Security Agreement for Kimberton Glen Phase 2, Age-Restricted Homes. Mr. Graham seconded motion and it was unanimously approved.

Subdivision/Land Development

Miller Pond Subdivision

Mr. Graham made a MOTION to approve a waiver of Section 301.B of the Subdivision Land Development Ordinance granting approval to combine the Preliminary and Final Plans for the Miller Pond Subdivision as a one-step process. Mr. Strauss seconded the motion and it was approved.

Mr. Graham made a MOTION to approve waiver of Sections 305.C.2.b(1) and 305.C.2.b(2) to defer plan details and Chapter 22 ordinance requirements for Lot 1 and Lot 2 of the Miller Pond Subdivision until building permit application submission. Mr. Strauss seconded the motion and it was approved.

Dan Popplewell, engineer for the project, came forward to discuss outstanding issues relative to the Miller Pond Subdivision, namely sidewalks and open space. The Planning Commission had made a recommendation that sidewalks be installed by the developer along the entire property frontage on Kimberton Road. Mr. Popplewell responded that the cost of sidewalks is prohibitive for a subdivision that includes only two new lots. The reason for the sidewalks was discussed with comments by the township engineer and Planning Commission members. The conclusion was that the Board agreed that the installation of sidewalks must be included in the plan.

The open space issue had previously been discussed by the Board and the Planning Commission had made a recommendation that the open space lot be combined with another lot. The Board reiterated that the township has no interest in acquiring Lot 3 of the plan as open space. Terry Brett asked why the township would not be interested. Mr. Strauss responded that the space does not meet open space requirements and that it would require a lot of maintenance.

There being no further discussion, Mr. Graham made a MOTION to approve **RESOLUTION 2018-10** granting final approval of the Miller Pond Subdivision. Mr. Strauss seconded the motion and it was approved.

Kimberton Dental – Dr. Do of Kimberton Dental was present to request a waiver from land development in order to renovate the former bank at 386 Schuylkill Road into a dental office and chiropractor's office. A 490 square foot addition is also proposed. The Board confirmed that the addition would not interfere with parking or stormwater issues. Mr. Strauss then made a MOTION to approve a request from Kimberton Dental for a waiver from land development for the property at 386 Schuylkill Road. Mr. Graham seconded the motion and it was unanimously approved.

Discussion

Terry Brett from Kimberton Whole Foods was present to request permission to allow alcohol in Kimberton Park on August 5th when his company plans to hold an employee appreciation picnic. The alcohol would be served only on the Kimberton Whole Foods property, but people may wish to take it into the park amphitheater area to view entertainment. Chief Wilson expressed some reservations that allowing alcohol for this event may set a precedent. Mrs. Moretti pointed out to the Board that the reason for this request is that Ordinance 102, Park & Recreation, requires permission from the Board of Supervisors on a case by case basis in order to have alcohol in the park. John Colarusso suggested that the area around the amphitheater be roped off to keep the public out of the event.

There being no further discussion, Mr. Graham made a MOTION to approve the request of Kimberton Whole Foods to serve alcohol on their own property and allow guests at their event to carry it into the park within a sequestered area of the park. Mr. Strauss seconded the motion and it passed.

Graham Property – Stock Illoway presented a proposal from the Open Space Committee to put a conservation easement on the Graham property that the township has owned since the 1970's. He gave a history of the property and explained that even though the township has owned the property and called it open space, it has never been formally protected with a conservation easement. An appraisal has been conducted as required by the open space ordinance. The cost to the township to put a conservation easement on it would include the drafting of an easement document and a fee for future stewardship and total about \$10,000. The township has worked with the French & Pickering Creeks Conservation Trust in the past and could do so again for this property, since they were the organization that originally preserved the property. Mr. Graham asked why a deed restriction would not work towards this same purpose. Stock explained that a deed restriction is not as effective as a conservation easement.

Mr. Strauss made a MOTION to authorize the township to work with French & Pickering Creeks Conservation Trust to obtain an estimated cost of preparing a conservation easement document, at which time further action would be required by the Board to approve the conservation easement. Mr. Graham seconded the motion and it passed unanimously.

Public Comment

Greg Doebling and Fred Beeler of Viola Road reported that the property at 113 Viola Road continues to be a property maintenance problem and has shown no improvement regardless of notification by the township to the property owner. They said in addition to junk on the property there are tall weeds in the rear of the property. Mr. Graham responded that he will conduct a site visit himself and discuss further actions with the Zoning Officer.

Richelle Bader of 282 Kimbel Drive asked if anyone had looked into the stormwater problem on her road/property that she reported at the June meeting. Mrs. Moretti reported that she and the Public Works Director Al Cushman had been out to the property and were unclear of the problem. Ms. Bader provided a video from the latest rainstorm to show the path of the water runoff. Mrs. Moretti will follow up.

Tom Toole, realtor for the Wagner property on Schuylkill Road, asked if there was any update on open space issues, specifically regarding the Wagner property. Mr. Strauss responded that the Open Space Committee reviewed the appraisal provided by the property owner and felt it was incomplete in that it did not include comps. He will follow up with the attorney representing the property owner.

Dale Hines commented that the Snyder's Mill renovation looks great. Mr. Graham responded that the restoration of this historic structure was a campaign promise he made and is happy to see it come to fruition. Rosemary Whitelock asked the cost of the renovation. Mrs. Moretti responded that it was \$103,000.

Justin Hunt, representative from Toll Brothers project Kimberton Glen, asked the Board of Supervisors to consider dedication of Crossover Boulevard at the August Board of Supervisors meeting. Mr. Graham responded that the township is moving in that direction and working with the solicitor on the necessary legal documents.

Domenic Tammaro, owner of a business at 150 Spring Hollow Road, expressed frustration in dealing with the township on a stormwater runoff issue that he feels originates from the adjacent property, Colonial Gardens. He feels that proper stormwater controls have not been put in place at Colonial Gardens and would like the township to step-up efforts to make them comply. Mr. Graham responded that he can look into this matter, but he does not have an answer for this meeting.

Announcements

Mr. Strauss announced that the Phoenixville Regional Planning Committee will be holding a public workshop on August 29th in order to gain public input on the regional Comprehensive Plan update. The meeting will be held at the Kimberton Fire Co. and he encouraged everyone to attend.

The August Board of Supervisors meeting will be held on August 14 due to the Police Department's event on National Night Out on August 7th.

There being no further business, the meeting was adjourned at 8:25 p.m.

Submitted by,
Kimberly Moretti, Township Manager