

**East Pikeland Township  
Board of Supervisors Meeting  
August 14, 2018**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, August 14, 2018 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss, Supervisor Ben Campbell, Township Solicitor Bill Lincke and Manager Kim Moretti.

Mr. Graham called the meeting to order at 7:07PM.

**Minutes**

Mr. Strauss made a MOTION to approve the July 10, 2018 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 July the office staff was extremely busy with stormwater complaints due to the excessive amount of rain. She and Al Cushman conducted site visits in order to respond to the complaints. She attended a multi-municipal meeting with Brandywine Valley SPCA to discuss the new contract effective in 2019; drafted and edited articles for the InCommunity fall edition; met with the new owners of the Cromby property; participated in a site inspection meeting for Crossover Blvd. in preparation of the road dedication; and reviewed plans for the Green Light Go grant project.

Public Works – Al Cushman reported that the summer road paving projects are underway on Township Line Road, Silver Springs Road, John Glenn Drive, and Miller Road. Galacia Drive, Hunt Lane and Farvu Lane, East and West Ruth Avenue and Refi Circle will be getting a tar and chip overlay.

Police Department – Chief Wilson provided July 2018 statistics: 243 complaints, including 1 assault (with a pending arrest), 6 thefts, 1 DUI, 1 criminal mischief, 22 accidents and 44 traffic citations.

Chief Wilson reported that the Kimberton Fair went well and was uneventful for the Police Department. The National Night Out event on August 7<sup>th</sup> was successful, especially the water balloon battle between children and officers.

Officer Robert Wilson continues SWAT training and was called out several times in July. Other officers are participating in Emergency Vehicle Operation Training (EVOC).

Resident Greg Doebeling thanked Chief Wilson for having the car on Valley Dell Blvd. removed from the street where it was interfering with the flow of traffic.

Kimberton Fire Company Report – Posted

Park & Recreation Board Report – Jerry Miller reported that it has been a busy summer at Kimberton Park. In June the Park's 20<sup>th</sup> Birthday celebration was held along with the ribbon cutting of the new amphitheater. The Classic Movie Night in June was moved indoors due to rain. The July movie night

was a success along with the GrandPop Bubble pre-event. 2 additional movie nights are scheduled for the fall. Jerry reported that the amphitheater is a perfect setting for the movie events. Lastly, a French Creek Trail clean-up is scheduled for November 3.

Michelle Rubin, Community Resources Coordinator, presented results from a Park & Recreation Survey conducted this summer. The Park & Rec Board will use this information to prepare a Park & Recreation Plan update.

Phoenixville Regional Planning Update – Rusty Strauss reported that the PRPC has finished drafting the regional comprehensive plan and will hold a public workshop to present the plan on August 29<sup>th</sup> at the Kimberton Fire Co. Afterwards, the plan will be reviewed by the Chester Co. Planning Commission and sent to the individual municipalities for review. Adoption will take place in 2019.

### **Old Business**

Mr. Campbell made a MOTION to approve **Act 205 Minimum Municipal Obligation for 2019** for Police Pension Plan in the amount of \$93,272. Mr. Strauss seconded the motion and it was approved.

Mr. Campbell made a MOTION to approve Act 205 **Minimum Municipal Obligation for 2019** for the Non-Uniform Pension Plan in the amount of \$12,717. Mr. Strauss seconded the motion and it was approved.

Mr. Campbell made a MOTION to approve **RESOLUTION 2018-09**, adopting an amended Personnel Policy for East Pikeland Township. Mr. Strauss seconded the motion and it was approved.

Mr. Campbell made a MOTION to approve **ESCROW RELEASE No. 3** for 400 Westside in the amount of \$331,472.45, including \$92,731.78 from contingencies and \$167,867.15 from administration and inspection, as recommended by the township engineer. Mr. Strauss seconded the motion and it was approved.

Mr. Campbell made a MOTION to approve **Conservation Easement Preparation and Processing Agreement** with French & Pickering Creeks Conservation Trust relative to the “Graham” property in the amount of \$15,000. Mr. Strauss seconded the motion and it was approved.

Mr. Strauss made a MOTION to approve **RESOLUTION 2018-11** accepting the **Deed of Dedication for Crossover Boulevard**. Mr. Campbell seconded the motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **Deed of Extinguishment** of the PennDOT Right-of-Way depicted upon the Kimberton Glen Subdivision Plan. Mr. Campbell seconded the motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **Acknowledgement & Consent Agreement** for Kimberton Glen, detailing Toll Brothers remaining obligations relative to the post-dedication of Crossover Boulevard. Mr. Campbell seconded the motion and it was unanimously approved.

## New Business

Mr. Strauss made a MOTION to accept the **resignation of Alexander Thigpen** as an elected Auditor due to his move outside of the township. Mr. Campbell seconded motion and it was unanimously approved. Mr. Graham announced that there are two openings for Auditor and anyone interested in filling a vacancy should contact the township.

Mr. Strauss made a MOTION to approve **termination of the contract with Berkheimer Associates** for the collection of Local Services Tax, effective 12/31/18, and direct Township Manager to serve Berkheimer with the required 90-day notice of termination. Mr. Campbell seconded the motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **RESOLUTION 2018-12**, authorizing execution of a contract with Keystone Collections Group for the collection of the Local Services Tax, effective January 1, 2019. Mr. Campbell seconded motion and it was unanimously approved.

## Discussion

Proposed Zoning Amendment – John Colarusso informed the Board that the Planning Commission has been working on an amendment for the Mixed Use (MU) zoning district in order to clean-up some language and address property owner and developer concerns about uses in the district. The current zoning requires a mix of commercial and residential uses in order to develop a property, but the types of residential uses were limited. The amendment would make it more practical to develop properties with a residential component, allowing for more residential uses – including apartments, condos, duplexes and stacked townhomes – that will have little impact on the school district. Assisted Living and personal care facilities were also added. Another proposed change is to break Contractors Establishments into two categories based on whether they have outside storage or not.

Resident Mike Hickey asked if the MU district would allow a school and further commented he had heard that Phoenixville Area School District was planning to acquire the land on Hares Hill Road. Mrs. Moretti responded that the township was aware of the school district's interest in the property and that a school is allowed by-right in the zoning.

Mr. Graham asked if a hotel would be allowed in the MU district. Mrs. Moretti responded that a hotel is already allowed by Conditional Use.

Carole Thompson asked if a public meeting will be held on this proposed amendment. John Colarusso responded that the Planning Commission meetings where this subject is discussed are open to the public. Additionally, a public hearing will be held prior to the Board of Supervisors considering the ordinance for adoption. That hearing will be in September.

Carole Thompson also asked if the Board of Supervisors has an opinion on the school district building a school in the MU district. Mr. Graham responded that the township has been encouraging the school district to look at this site for a new school and furthermore, the school would replace the proposed development of 79 townhomes. John Colarusso added that the Planning Commission feels this is an appropriate site for a school. Carole asked if anyone had looked at the 400 Westside apartments to see

how many students live there since the goal of that development was to reduce the number of students. The township has not, but will seek an answer from the property owner.

There being no further questions, Mr. Strauss made a MOTION to authorize the Township Manager to advertise a proposed zoning amendment for consideration by the Board of Supervisors at the September monthly meeting. Motion was seconded by Mr. Campbell and passed unanimously.

Flowing Springs Subdivision – Attorney Rob Romain was present to discuss with the Board the three-lot subdivision on Rapps Dam Road that received conditional final approval in 2011. The owner would like to sell the property, however the plan has not been recorded and escrows have not been posted. Mr. Romain proposed an agreement that would detail the sequence of events needed in order for the property to be sold and developed. The Board of Supervisors suggested that Mr. Romain work directly with Mr. Lincke on the agreement and return to the Board when the details have been resolved.

### **Public Comment**

Lynn Bakker of Meadow Lane expressed her frustration that the property at the corner of Schuylkill and Mowere Roads continues to be in violation of the weed ordinance. She claims that minimal work has been done to the property regardless of efforts by the Zoning Officer. Mr. Campbell offered to meet with Ms. Bakker at the site to gain a better understanding of her concerns.

Fred Beeler of Viola Road wished to thank the township for encouraging the clean-up of the property at 113 Viola Road. Mr. Graham responded that he had visited the property and is pleased to see a change. He added that private property issues are a difficult problem for the township to deal with.

John Osborne, Captain of the West End EMS, was present to introduce himself. The ambulance crew participated in the National Night Out event and are working on a community involvement campaign. They are offering free CPR certification to the public with a program on August 21 in conjunction with Phoenixville Hospital. They are also providing “Stop the Bleed” training to the public and the Police Department. More information on their program can be found on their FaceBook page – West End Fire Company.

Emily Gorge introduced herself as a representative of Orion Communities in Phoenixville. They are working in conjunction with the Community Health Foundation to hold a fundraiser where the proceeds will help underserved families in Phoenixville. The event on September 9<sup>th</sup> is called Run, Rock and Roll and will be held at Charlestown Park.

### **Announcements**

None

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

Submitted by,  
*Kimberly Moretti, Township Manager*