



Upper Uwchlan Township
Board of Supervisors Workshop

March 8, 2016

4:00 p.m.

Minutes

Approved

In attendance:

Guy Donatelli, Chair

Kevin Kerr, Vice-Chair

Jamie Goncharoff, Member

Cary Vargo, Township Manager

Al Gaspari, Codes Administrator

John DeMarco, Police Chief

Gwen Jonik, Township Secretary

Guy Donatelli called the Workshop to order at 4:02 p.m.

Park & Recreation Board

Cary Vargo remarked that there are only 2 members currently serving on the 5-7 member Park & Recreation Board (P&R), and the 2 members are highly dedicated individuals. The vacancies have been publicized but filling out the P&R hasn't been successful. Discussion included:

1. Review the Park & Recreation Board Ordinance and potentially re-structure the P&R;
2. The Downingtown Area Recreation Consortium (DARC) has great programs in place but the P&R could work with them on trails, Marsh Creek State Park, local activities, etc.
3. This has been a very positive group over the years, working for baseball, and football, but if there's no interest in serving on the P&R, perhaps it should be disbanded, and rewrite the purposes and tasks.
4. Take a survey to see what P&R related services the public has interest in.

Lou Lanzalotto, a P&R member, was in attendance and stated that he and Dan Driscoll, a P&R member, would like to continue to be liaisons between the Township and the local sports organizations using the athletic fields. The fields at Hickory Park and Fellowship Fields have become awesome and they'd like to continue to volunteer and improve the fields/parks. He asked about the press box for Hickory Park Field 2. Cary Vargo advised that the budget included a storage area but not a press box and storage area.

Further discussion included:

1. Include a Trails Committee.
2. Start with an informal group and let it develop into a Commission or Board.

The direction after today's discussion is:

1. Lou and Dan should continue as liaisons with the athletic teams, they won't make any decisions with the teams but report activities to the Board of Supervisors and seek Township approval for any field/park improvements
2. The existing ordinance will be reviewed.

Township Manager's Report

Cary Vargo provided an update of activities and projects as follows:

Mr. Vargo has executed the additional right-of-way Agreements with Sunoco Pipeline for the Mariner II and III projects traversing Hickory Park Field 4. A map of the crossing will be posted on the website.

Hankin Group has submitted a revised Conditional Use Application for DSM Biomedical for a manufacturing use on Eagleview Corporate Center Lot #1. The Application notes there will be no outside storage tanks. The Application will be reviewed by the Planning Commission March 10 and the Board of Supervisors March 21. Both meetings will be held at Pickering Valley Elementary School.

The Township is considering moving our coverage for general liability insurance to Delaware Valley Insurance Trust, a multi-member trust organization where members realize cost savings. Upper Uwchlan will save @ \$11,000.00 with this Provider, which is the Provider of our Health Insurance coverage. Risk management programs offered thru DVIT are great.

Code review / fire code review. Telgian Corporation has provided an estimate to review our fire codes in relation to outdoor storage of hazardous materials. Most likely they'll recommend adoption of the International Fire Code rather than what is referenced in the International Building Code.

Process review. Bergman Engineering has provided an estimate to review our land development and building permit processes in relation to a few properties now known to include exterior storage tanks of materials other than building heating fuel. The results of the review will include whether or not deficiencies in the submission or approval process were identified and if so, recommendations to improve the process.

Proposed zoning map change. Ted Moser had received preliminary approval in 2008 for a 28-lot development (21 in Upper Uwchlan, 7 in Wallace Township) on what's known as the Popjoy property on Little Conestoga Road, using a flexible development design of 2-acre lots and providing a community sewage system. Construction never started due to challenges with the community sewage system and then the change in the economy. The current housing market doesn't favor 2-acre lots so Mr. Moser is requesting a change in the zoning from 2-acre lots to 1-acre lots for the 21 homes in Upper Uwchlan, which would have on-lot water and septic systems, and the acreage that had been planned for the community sewage facilities will be Homeowners Association open space. A zoning map change requires a Public Hearing, which has been scheduled for March 21.

The Final Land Development Plan for the Frame Property has received the Township Planning Commission's recommendation for approval. The Commission asked for a parking lot easement where the trail is located on the Green Valley Road parcel, and Toll was amenable. The Board of Supervisors will consider Final Plan Approval at the March 21 meeting.

Uppatinas/Open Community Corp. An ordinance amendment has been drafted regarding the adaptive reuse of the School property. John Shelton is working on behalf of Uppatinas regarding the development of this property. Brandywine Conservancy is reviewing the draft ordinance amendment.

Parcel 5C has been sold by Toll to Equus Properties. Equus is proposing 78,000 SF retail/commercial and @ 140 townhomes – a little less than Toll's proposal. Equus had met with the consultants, several members of the Planning Commission and Township Staff and they addressed everything that had been suggested. A formal Plan submission is expected.

Ms. Jordan commented she isn't in favor of DSM's use even if they'll house materials inside, and she questioned why the Board is considering adding outside storage to the LI Districts as there's an LI District on Fellowship Road and it's close to Fellowship Fields and Windsor Ridge. Guy Donatelli commented that the Manufacturer is moving the storage of all materials inside, which removes an impediment to the approval for the manufacturing use; and the Board isn't looking to change any storage regulations for any zoning districts right now.

Ms. Jordan asked why allow manufacturing at all? Mr. Donatelli advised that removing manufacturing is downzoning and that's not on the table right now.

Steve McNaughton commented that Cary Vargo had said at the February Planning Commission meeting that consultants would come in and revise the Ordinance amendment regarding outside storage. Cary Vargo advised that experts, Telgian Corporation and Bergman Engineering, are

being consulted to review the Township's current standards and ordinances, provide us with reports and recommendations regarding the safest way for businesses to proceed within the Township's current zoning. The reports and recommendations will be provided to Board of Supervisors and then the public.

Steve McNaughton asked if proposed ordinances and amendments could be posted on the website after they are advertised in the newspaper. This suggestion will be considered.

Proposed Ordinance Amendments Discussions

Noise Ordinance – Proposing restricting the hours of work for commercial activities.

Al Gaspari advised the Township is proposing to restrict / limit commercial construction activity more so than residential activities. In very brief summary, commercial construction equipment and machinery can be used 7:00 am – 7:00 pm Monday – Friday, and 9:00 am – 5:00 pm Saturdays, but not on Sundays and legal holidays. Residents may operate power tools, equipment or machinery, and repair /test motor vehicles 7:00 am – 9:00 pm every day.

Discussion included the following: the intention of amending the Noise Ordinance was to limit gas pipeline construction activity, not restrict hours of residents' parties or trash truck services; generators are included as an emergency "tool"; trash trucks can begin at 6:00 am but residents can't make noise until 7:00 pm – they should be the same; what is the definition of 'plainly audible' – it depends how close the houses are; this draft seems too restrictive; compare this draft to Uwchlan's noise ordinance – this is less restrictive than Uwchlan's; include specifics only when absolutely necessary; make sure the fines are reasonable; if the pipeline projects are looming, don't take too long revising this draft.

Zoning Map Change Ordinance – Proposed zoning map change from R1 residential (1 dwelling per 2-acres) to R2 residential (1 dwelling per 1-acre) at 695 Little Conestoga Road.

There were no questions or comments as this was covered earlier in the meeting.

Delaware Valley Insurance Trust Ordinance – Proposed ordinance authorizing the Township's participation in the Delaware Valley Insurance Trust for the purposes of obtaining property and liability insurances.

There were no questions or comments as this was covered earlier in the meeting.

Open Session

Kevin Kerr inquired of the "Power DMS" program referred to relating to the Public Works Department Accreditation. Cary Vargo explained it is a software program that distributes policies electronically to one spot where employees can access policies, take classes, training, and sign off on the policies needed by each employee. The cost of the Program is included in the accreditation funding in the budget and is reimbursable through Delaware Valley Insurance Trust grants. This program reduces the time of updating current policies, especially those policies adopted through the accreditation process, and helps compare the different versions. The annual cost for the program is \$1,500.00.

Kevin Kerr inquired of the status of St. Elizabeth's Act 209 Traffic Impact Fee and who handles the delinquent trash account legal items. Cary Vargo advised that Buckley Brion McGuire and Morris is handling the delinquent trash accounts, and St. Elizabeth's hasn't yet filed any suit so our Attorney will file a document that requires them to either file or pay the impact fee.

Kevin Kerr asked the status of Phase IV of the Park Road Trail. The Project Engineer will be contacted for an update and next steps.

Cary Vargo commented that Mike Heckman, Director of Public Works, will come to the Board's workshops to provide progress reports of the accreditation process. To date, all employees have

been trained in excavation; they've ordered a "locator" so that they have better information for PA-1 Calls and excavation projects; they'd like the Board to review the mission, vision and values statements, which will be displayed in the Department and on the website; 2 workstations were ordered for public works personnel training and general use. The following policies have been drafted: PA-1 Call Response Protocol, Fleet Management.

Guy Donatelli asked if anyone from the Windsor Baptist School has contacted the Township regarding their enrollment outpacing their classroom space challenge, which the School presented Summer 2015. There has been no contact from the School.

Al Gaspari commented there's a Zoning Board Hearing tomorrow night. The Thelanders are seeking a variance regarding impervious surface coverage. He's got a small lot and wants to install a patio. Jamie Goncharoff asked how the Township represents their interests at Zoning Hearings. Messrs. Donatelli and Kerr replied that the Supervisors rarely provide comment to the Zoning Board.

Steve McNaughton questioned the Planning Commission meeting being held at the Pickering Valley Elementary School; was a crowd expected? Yes, it's possible it may be crowded.

Adjournment

There being no further business to be brought before the Board, Guy Donatelli adjourned the Workshop at 5:40 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary