



Upper Uwchlan Township
**BOARD OF SUPERVISORS,
JOINT BOARDS & COMMISSIONS WORKSHOP**

April 8, 2014

4:00 p.m.

Minutes

Approved

In attendance:

Cathy Tomlinson, Chair
Kevin Kerr, Vice-Chair
Guy Donatelli, Supervisor
Cary Vargo, Township Manager
John DeMarco, Police Chief
Gwen Jonik, Township Secretary
Al Gaspari, Codes Administrator

Bob Schoenberger, Chair-Planning Commission
Mary Lou Farrow, Chair-Historic Commission
Cliff Schultz, Chair-Zoning Hearing Board
Peter Drinkwater, Chair-Technology Advisory Board
Don Carlson, Municipal Authority
Matt Brown, Administrator-Municipal Authority
Jamie Goncharoff, Chair- Emergency Management
Planning Commission

Cathy Tomlinson called the Workshop to order at 4:00 p.m. and advised the order of the agenda would be adjusted to accommodate the schedule(s) of attendees.

Historic Commission

Mary Lou Farrow reported that the Upland Farm trail plan design has to be revised due to storm water management measures. Cary Vargo advised that the construction bids are higher than estimated due to the initial design requiring 3 storm water basins. We'll adjust the trail design in order to reduce the number of basins to 2.

Mary Lou reported that Historic Commission member, Sarah Klemp, has coordinated an April 15 visit by the Historical Society of Pennsylvania at which time they'll assess our records and provide guidance for how best to organize and preserve them.

Municipal Authority

Don Carlson and Matt Brown advised that the lawsuit filed by Toll Brothers (2009) is winding down, which means that Phase 2 of the Route 100 Wastewater Treatment Facility can move forward. The Authority is developing a process to advise affected parties of the Phase 2 expansion (Eagle Manor, Windsor Place, Heather Hill). Homeowners will be responsible for the costs of installing the public sewer line between the road curb and their house. Construction of Phase 2 could begin this Fall, with completion estimated for Fall 2015, if the winter weather cooperates. Matt Brown reported that he continuously receives calls from folks asking when Phase 2 will happen and estimates of costs. Current costs haven't been established. When current costs have been established, Matt Brown and Cary Vargo will meet with Phase 2 residents regarding financing options.

Matt Brown advised that a public sewer connection ordinance/declaration, a mandatory connection ordinance, will need to be drafted and adopted so a Policy is in place when the Phase 2 connections are available. Most of the residents in the 3 neighborhoods will be very interested in connecting to public sewer.

Matt Brown reported that the current Delinquent Account Procedures are being analyzed for improvement. Don Carlson advised accounts in arrears were as high as \$200,000 earlier this

year, but recent efforts have brought @ \$50,000 in payments. Some accounts owe for several years as residents were affected by the economy and they make payment arrangements with the Office, however others are just not paying anything, prompting liens to be placed on those properties. The Authority is not interested in hiring staff to handle collections; the current process with the Attorney is working. Cathy Tomlinson asked what is different between a collection agency and what our Attorney is doing. Both entities do the same thing except a Collection Agency's fees are higher. Guy Donatelli asked if those same accounts were in arrears for trash service, and there are quite a few where that is the case. There are 10-20 accounts that aren't making any payments toward either account. Neither of these services can be discontinued for lack of payment as that would create public health and safety issues. The Authority is proposing to increase the frequency of letters and notifications to the homeowners with delinquent accounts. The Supervisors may consider doing so regarding the trash accounts.

Planning Commission

Bob Schoenberger reported that the updated Comprehensive Plan is in the final stages for adoption, and once adopted, there are various recommendations that will need to be integrated into our Ordinances. The Planning Commission will begin working on that late this year.

The Village Concept Committee won't be disbanded as there are recommendations in the Village Concept Plan and Village Transportation Plan that should be integrated into our Ordinances as well.

Zoning Hearing Board

Cliff Schultz reported that the Board held a Hearing in early December regarding a property that faces 2 streets and the determination was needed as to which was the front yard so the owners could install a pool, which can't be located in a front yard. The Board granted approval to the owners to place the pool where they wanted; Chester County withdrew their Application that was to be heard in December regarding the Struble Trail Trailhead Improvements; and the Board held a Hearing late March regarding the Byers Station Community Association's application to install lighting along the trail between the 2 clubhouses. The Board denied the request as it did not meet the qualifications for a variance.

Park & Recreation Board

No report was provided.

Technology Advisory Board

Peter Drinkwater reported the TAB is working on a security analysis; Cary Vargo reported the Staff has discussed e-file purging and relocating the I.T. Closet. Peter asked if the Township has an electronics file retention policy, to which Cary replied that the Township follows the Pennsylvania Historical and Museum Commission's records retention regulations.

Emergency Management Planning Commission

Jamie Goncharoff reported that he is scheduled to attend Township Emergency Management Association (TEMA) training at the State Township Supervisors' Conference this Sunday. The EMPC has received grant money from conducting the annual Limerick Generating Station Drill for distribution to the Township/Police; a selection has been made from a field of three for appointment to fill the recent vacancy on the EMPC; during the winter storms, especially when the majority of the County was out of power, some problems were experienced between PECO and the County, but briefings were held several times each day and they were in touch with all of the townships, providing excellent communication. Jamie advised that the township staff,

Public Works, Police, and the Township Manager all did a great job responding to the situations and needs – great effort from the whole team. Peter advised that there was no typical internet access to the Township Office during the ice storm and the TAB will figure out a back-up plan. The Staff and Police were able to work around this by using a jetpack and data cards. Jamie agreed that redundancy and alternatives are necessary for EMS operations. Also at issue is if/when the cellular system gets overwhelmed during a widespread emergency. Both Peter and Jamie are aware of a program where government agencies access a priority code so specific staff can get through – requirements and fees will be investigated.

Township Manager's Report

Cary Vargo reported the Public Hearing and adoption of the updated Comprehensive Plan Public Hearing is scheduled for 7:00 p.m., April 21, 2014; a pre-construction meeting was held for Phase 2 – the developers have provided Performance Bonds; the settlement documents for the Township's purchase of 520 Milford Road will be considered by the Board April 21; we've submitted a grant application to connect the trails from the Synagogue to Waynebrook and to the Reserve At Eagle, and along both sides of the Funderwhite property, seeking \$900,000 for construction costs; the Turnpike is holding a meeting for public officials to review the design of the widening project from the Downingtown Interchange and heading east to Route 29, but the bridge over Route 100 is included in this presentation -- the presentation to the public for this section is May 8; we are working with PennDOT and the Turnpike Commission so that when the Route 100/Turnpike bridge is replaced, it'll include 3 lanes for each direction and an area for trail accommodations on 1 side, as included in the Village Transportation Plan; we're submitting a Recycling Grant request, seeking reimbursement of 90% of the costs from our initial purchase of the recycling toter carts; the proposed ordinance amendment regarding 'Municipal Use in the Limited Industrial Zoning District' will be advertised shortly; and Sunoco Pipeline is proposing installation of a compressor station (gas from Marcellus shale) at Milford and Little Conestoga – they will be required to go through the Subdivision/Land Development process.

Mr. Shauger asked if any sewer plants overflowed during the power outage in February. Cary Vargo and Don Carlson replied that there were no power issues with the sewer plants. Each plant has a back-up generator, which our Operator checks and has fueled when inclement weather is expected. If necessary, he has the plant pumped and hauled.

OPEN SESSION

Messrs. Shauger, Grove, Schell, and Dennin, West Township Line Road and Kendra Drive residents, asked for a summary of Neal Fisher's (Hankin's) proposal of an apartment building at the corner of Stockton and Township Line Road, as presented at the Board's March workshop. Guy Donatelli explained that Mr. Fisher introduced a concept which would seek a variance or re-zoning of Eagleview Corporate Center Lot 1 to allow multi-family dwelling units along with the limited industrial/planned office zoning. The apartment building concept proposes 90 1-2 bedroom units in one 3-4 story building; there is no formal application before the Board at this time. Hankin is adjusting their overall plans according to market conditions and they believe apartments will help fuel the business and entertainment opportunities in Eagleview. Guy Donatelli is not in favor of an apartment building at this location. Mr. Fisher was encouraged by the Board to contact the neighbors, share the idea with them.

Residents' comments included:

1. Is the Township pressured to provide 'affordable housing' here?
2. None of the residents in attendance would like to see apartments at this location - the building would be on top of their properties and decrease their property values;

3. Commercial/office uses are preferred as the impact to the neighbors is limited to the daytime on weekdays, not constantly;
4. Hankin's investment in that property might not be working out right now, but development can wait rather than become a burden to the neighbors;
5. Concerned with light pollution, adequate parking, safety issues, storm water runoff
6. This is not the proper setting for a 4-story building;
7. Existing storm water runoff issues would be magnified;

The Board thanked the residents for attending today's workshop and expressing their opinions, and suggested they provide the same to Mr. Fisher.

John Shelton asked if this was the correct process for a landowner to request different zoning options for their property. Guy Donatelli replied the landowner should draw up his/her idea, speak with Township Staff about it, and then formally submit it.

Adjournment

There being no further business to be brought before the Board, Cathy Tomlinson adjourned the workshop at 5:55 p.m. The Board proceeded to hold an Executive Session regarding a legal matter.

Respectfully submitted,

Gwen A. Jonik
Township Secretary