



Upper Uwchlan Township
Board of Supervisors Workshop
February 11, 2020
4:00 p.m.
Minutes
Approved

In attendance:

Sandy D'Amico, Chair
Jamie Goncharoff, Vice-Chair
Jenn Baxter, Member

Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Al Gaspari, Codes Administrator
Dave Leh, Township Engineer
Kristin Camp, Esq., Township Solicitor

Tony Scheivert

Sandy D'Amico called the Workshop to order at 4:04 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting. There were no responses.

Mrs. D'Amico advised that we're skipping the Water Resource Protection presentation as the presenters are under the weather. The presentation will be rescheduled.

Byers Station Parcel 6C Final PRD Plan

Presentation by Vantage Point Retirement Living. Alyson Zarro and Greg Stevens were in attendance to discuss final details of the Final Amended PRD Plan for this project. Ms. Zarro distributed revised architectural renderings – 1 showing a gable roof and 1 showing a hip roof over the main entry. Vantage Point likes the gable roof on the port cochere with a hip roof above it as it helps differentiate the main entry from the rest of the building. The Board favored that design as well. Ms. Zarro distributed the sign plan drawing showing the 3 identifying signs for the property – 1 at the Byers Road access, 1 at the Graphite Mine Road access and 1 at the corner of that intersection. They are updating the driveway easement agreements, receiving their technical reviews from outside agencies and will go before the Planning Commission February 13 seeking their recommendation. They'll seek the Board's approval at the March 16, 2020 meeting.

Chester County Voice Radio Tower Site Lease Amendment

Kristin Camp advised that the Lease with the County will be updated to reflect that the Township owns the parcel on which the tower is located, which wasn't the case when the Lease was executed in 2015. The Amendment will be before the Board of approval at the February 18 meeting.

Sandy D'Amico introduced Tony Scheivert, the new Township Manager. He'll begin working with Upper Uwchlan March 9, 2020.

PADEP Recycling Program (902) Grant

Shanna Lodge advised that the Township has received a DEP Grant which we have to formally accept. It is a reimbursement for our efforts in educating our residents and businesses about recycling.

Byers Station Parcel 5C Drainage Improvement Maintenance Agreement.

Kristin Camp explained the Agreement for Parcel 5C Lot 2 – commercial lot. Stormwater management infrastructure must be installed in the Pottstown Pike right-of-way. PennDOT isn't taking maintenance responsibilities so this Agreement establishes the maintenance responsibilities are by the commercial lot property owner. The infrastructure will be built when the commercial development is built. The Township will monitor and inspect the infrastructure every 3 years, along with our MS4 inspections, but the developer/owner is responsible for repairs/replacement.

TC Energy Partner Easement

TC Energy, formerly Columbia Gas Transmission has an existing pipeline near the Turnpike within Hickory Park. With the Turnpike widening project, they've asked Columbia to relocate a 600' section of their pipe 25' deeper, within their permanent 25' wide easement. This is a temporary workspace area easement agreement, for staging their equipment, that has been reviewed and revised by Kristin Camp. The Township is being compensated \$25,000 for this temporary easement, which will be used for upgrades at the Park. TC Energy will repair any damaged pavement. They are to complete their work by April 4, before baseball season. GEYA and Autumn Lane residents have been made aware of the project. If the work isn't completed by April 4, they have to pay a \$10,000 penalty. The Board was concerned with the timeline for completing the work and requires including additional daily penalties to the Agreement. This activity will require the temporary closure of Hickory Park to the public, which has been announced on the website.

Acting Township Manager's Report

Shanna Lodge advised that the Park Road Trail punchlist is complete. The contractor will return in the spring to address any topsoil erosion concerns; the Township building renovation is nearing completion. Office furniture that won't be used in the new building will be donated or sold on Municibid.

Open Session

Al Gaspari advised that Levante at the Stables plans to open this weekend, indoors, with landscaping being finished in the spring.

Neal Fisher, Hankin Group, requested an ordinance amendment allowing above-ground storage tank in the Planned Industrial District. This would be for non-hazardous material storage. Several businesses within the Planned Industrial District would like to store non-hazardous materials outside, to decrease the extra handling required for inside storage, which will help them work more efficiently and economically. The existing ordinances related to outdoor storage tanks were adopted late 1980s and should be adjusted to meet the needs of the businesses while protecting the employees and the residents. The Board requested Mr. Fisher draft a proposal for review and discussion.

Adjournment

There being no further business to be brought before the Board, the Workshop was adjourned at 6:18 PM. The scheduled Executive Session regarding legal matters will be rescheduled.

Respectfully submitted,

Gwen A. Jonik
Township Secretary