

UWCHLAN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF REGULAR MEETING  
JULY 15, 2019

The meeting was called to order at 7:30 p.m. by Chairman Bill Miller and the Pledge of Allegiance was recited.

Present: Supervisors: Bill Miller, Mayme Baumann and Kim Doan; Township Manager Scott Greenly; Assistant Township Manager/Secretary Katie Churchill; Building & Zoning Official Tara Giordano; Township Treasurer Susan Bernhard; Fire Marshal Mike Holmes; Police Chief Scott Alexander; Township Engineer Dan Daley and Township Solicitor Ernest Closser.

Mr. Miller thanked all those associated with making the recent Community Day a success and announced that Harry Ambrogi will step down as the Coordinator of the Event. Dr. Doan gave out reusable grocery bags with the new “Sustainable Uwchlan” logo. The design on the bag was crafted by resident, Toni Gorkin.

Minutes: *Mrs. Baumann made a motion to approve the Minutes of June 10, 2019 and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

REPORTS:

Police: Chief Alexander reported that there were 180 traffic citations issued, 42 traffic accidents and 27 criminal arrests during the month of June. There were no incidents of Narcan being administered.

Treasurer: Ms. Bernhard has submitted her report for the month of June. The following is a list of revenues and expenditures:

<u>Fund</u>	<u>Revenues</u>	<u>Expenditures</u>
General	\$507,691.47	\$784,935.71
Hydrant	12,105.15	10,348.26
State Liquid Fuel	419.27	200,466.38
Sewer	72,436.91	250,804.79

To date, the Township has collected approximately 54% of its budgeted revenues and spent about 52% of its budgeted expenditures.

Public Works: Mr. Greenly reported that for the month of June the Public Works Department milled and repaired various roadways; cut and removed brush and vines along swales; cleared catch basins; regraded the berm in the parking lot of Martin Farm Park; repaired or replaced various signs; performed sanitary sewer televising and flushing; performed weekly meter checks and monthly grease trap checks, and performed general maintenance of vehicles.

He also reported that for the month of June the daily average flow to Downingtown was approximately 1.9 million gpd and there were no new sewer connections to either Plant. The Township has received

8.53 inches of rain during June with a year-to-date surplus of 13.4 inches.

Mr. Greenly commended the Public Works Department for their quick response in dealing with the big rain storm last week that resulted in road closures and required the clearing of debris that had fallen into the roadways.

Fire Marshal: Mr. Holmes reported that during the month of June he responded to 12 fire calls during regular work hours; investigated 1 open burning complaint; performed 10 fire inspections; and reviewed plans for commercial buildings and inspected those under construction.

Lionville Fire Co. Mr. Holmes reported that during the month of June the Fire Company answered 49 alarms, 29 of which were in Uwchlan Township.

Uwchlan Ambulance Corps: Mr. Baxter reported that during the month of June the Ambulance Corps responded to 277 calls, 89 of which were in Uwchlan Township.

*Mrs. Baumann made a motion to accept the Reports as submitted and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

#### BUSINESS:

#### Christian Brothers Automotive – 399 W. Uwchlan Ave.: Conditional Use Decision

The Decision & Order has been drafted that would allow for the construction of a 6,257 s.f. facility that would provide light automotive and service repair at 399 W. Uwchlan Ave. Some of the Conditions are listed below but are not limited to:

1. Applicant shall submit an application for Preliminary and Final Land Development approval for the development of the Property.
2. Approval is conditioned upon the Applicant's ability to receive the necessary Variance from the number of required parking spaces at the Zoning Hearing scheduled for July 17, 2019.
3. Approval is conditioned upon the Board granting a waiver from requirement to provide a loading berth, which Applicant indicates is not needed for their business.
4. Removal of existing driveway closest to the intersection of Peck Rd. and Route 113.
5. Storm water management system for this property will be designed in accordance with the Storm Water Management Ordinance.
6. Applicant shall comply with all comments and conditions set forth in the E.B. Walsh review letter dated June 6, 2019 and all comments and conditions of the Township Planning Commission's recommendation at their meeting on May 5, 2019.

7. Applicant agrees to no outdoor storage of inoperable motor vehicles or equipment within the front yards of the property and no vehicle shall be left on-site for a period longer than 7 days.

*Mrs. Baumann made a motion to approve the Decision & Order for Christian Brothers, as presented, and Dr. Doan seconded the motion. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

180 Sheree Blvd. - Adult Day Care: Request for Conditional Use Hearing

Mrs. Giordano stated that the Adult Day Care facility plans on relocating from 201 Sharp Ln. to 180 Sheree Blvd. This use is permitted by Conditional Use. Applicant has requested the Hearing be scheduled for the next Board meeting, which is August 12, 2019.

*Mrs. Baumann made a motion to approve the advertisement for a Conditional Use Hearing to be scheduled for August 12, 2019 and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

513/515 N. Whitford Rd. - Lot Line Change: Final Plan Submission

This plan submission adjusts the common lot line between 513 & 515 N. Whitford Rd. to create lots that comply with the Zoning Ordinance. Maureen Horesh, Owner of 513 N. Whitford Rd. and Gloria & James Smuda, Owners of 515 N. Whitford Rd., have agreed to the change, which came about when a portion of the driveway, a shed and a small retaining wall owned by 513 N. Whitford Rd. was found to be encroaching on the adjacent property. The shed has already been removed as it was in a non-compliant location.

*Dr. Doan made a motion to accept the submission and Mrs. Baumann seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

Hankin Group – Eagleview Lot #24: Request for Extension of Time to Complete Construction

Mr. Fisher noted that at the time Lot #24, the Assisted Living facility, was approved, completion was to be by November 2019. Since the facility is still not enclosed, Mr. Fisher requested a 3-year extension to complete, which would be by December 2022.

*Mrs. Baumann made a motion to grant the 3-year extension thru December 30, 2022 and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

Hankin Group: Stockton Drive Parking Plan

Mr. Fisher explained that currently Stockton Dr., in the area of Lot #24, is a 48 foot wide roadway that is being used for temporary parking. The Hankin Group now plans to provide approximately 40 parallel parking spaces defined with curb, sidewalk and sidewalk ramps, making the area much more pedestrian friendly. The Hankin Group will be responsible for the maintenance of the parking spaces and plowing of that area.

The Planning Commission, at their meeting last week, recommended the parking plan be approved. Township Engineer, Ted Gacomis, has reviewed the plan and sees no negative impact if this change is made.

*Dr. Doan made a motion to approve the plan contingent on the Hankin Group accepting all maintenance responsibilities of the roadway and compliance with the E.B. Walsh review letter dated July 10, 2019, and Mrs. Baumann seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

Ordinance #2019-01: Stop Sign on Wilson Circle

*Mrs. Baumann made a motion to approve the advertisement of a stop sign being placed on Wilson Circle and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

Appointment of Kim Venzie of Buckley Brion to Special Counsel for the Planning Commission:

In the same manner as Tom Oeste being appointed as Special Counsel for the Board, the Township requests permission to appoint Kim Venzie as Special Counsel for the Planning Commission when dealing with land development issues.

*Mrs. Baumann made a motion to appoint Kim Venzie as Special Counsel for the Planning Commission and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.*

Sunoco Update:

Mr. Miller stated that the pull through from Dairy Queen to Whitford Rd. was completed on July 5-6. Work in the area of Journal Register, located along Eagleview Blvd., should be completed this week and the tie-in of the two segments (Devon to Whitford & Whitford to Dairy Queen) has started today.

ANNOUNCEMENTS:

1. 07/17 - Zoning Hearing Board – Christian Brothers Automotive & Tower Health -7:00 pm
2. 07/17 - Environmental Advisory Council – 6:30 pm
3. 07/18 - Historical Commission – Cadwalader House – 7:30 pm
4. 07/19 - Uwchlan Township Industrial Development Authority – 8:30 am
5. 07/25 – Comprehensive Plan Meeting 3:00 pm - **cancelled**
6. 08/04 - Open House at Edith P. Moore School House and the Cadwalader House – 2:00 pm
7. 08/07 - Planning Commission – 7:30 pm
8. 08/08 - Historical Commission – Cadwalader House – 7:30 pm
9. 08/12 - Board of Supervisors – 7:30 pm

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

1. Nancy Toner asked why there was no advance notice of the re-scheduled Board meeting. There was no communication on the website or Facebook.

Mr. Miller noted that the change was posted on the website but not updated on Facebook.

Mrs. Churchill apologized stating that the Daily Local notified the Township that they had lost the initial advertisement so it was delayed in being put in the newspaper.

2. Mr. Brown complained that the vacant house at 126 Glendale now has foxes inside. He is worried about them being rabid and asked what the Township can do. Mrs. Giordano noted that Township staff is aware and have visited the property. A Certified Letter has been sent to the current Owners of Record asking them to seal up the house.

3. Bob Snodgrass accused the Police Department of insulting him and of abuse of power. He stated that he has been clean and sober for 19 years and has recently helped a family dealing with a drug issue. The family, according to him, has now turned on him and is filing false police reports about him.

Chief Alexander has had conversations in the past with Mr. Snodgrass regarding this very issue, and suggested that Mr. Snodgrass and he have another conversation one-on-one to discuss the situation. The Chief explained that the family referred to does not want any contact with Mr. Snodgrass and the Police are just supporting the family's request. If Mr. Snodgrass does not stop initiating contact with the family, his actions could be interpreted as stalking and the Police Department want to prevent this from happening.

Mr. Miller stated that the Board will look into Mr. Snodgrass' complaint against the Police Department to determine if anything inappropriate has occurred.

4. Mike Taylor asked the Township to prepare for next Spring's onslaught of the Spotted Lantern Fly. They are here in full force.

Mr. Miller said he knows that it is a problem. The Township has been talking to State Representative Danielle Otten to help with possibly getting funding for taping of trees next year to prevent further damage.

*There being no other business, Mrs. Baumann made a motion to adjourn the meeting at 8:20 p.m. Dr. Doan seconded and the motion was carried unanimously.*

Respectfully submitted,

Katie Churchill  
Township Assistant Manager

/jc