

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
OCTOBER 26, 2020

Minutes of the Regular Meeting of Township Council held on October 26, 2020 at 7:00 P.M., Social Distancing, In-Person meeting at the Township Building and on-line as a virtual meeting during the COVID-19 Social Distancing.

Present: Stephen Byrne, Bibianna Dussling, Mark Kirchgasser, Kathleen O'Connell-Bell, Susan Powell, Walter "Bok" Read, Norman Shropshire, John McMullan, Vince Visoskas, Meredith Merino, Joseph A. Damico, Jr., Esq., Eric Janetka

1. OPENING/CONVENE ONLINE MEETING: Review Virtual Meeting Rules.

Chairman, Mr. Kirchgasser, called the meeting of the Council to order at 7:00 P.M. and led in the recitation of the Pledge of Allegiance to the Flag. He stated the Township is continuing to operate the meetings both virtually and in person. Mr. McMullan said the Township is hosting the meeting and the public is muted and will be unmuted for questions and comments. He stated when addressing Council please state your name and address clearly for the record and speak directly into the microphone.

2. APPROVAL OF MINUTES

Mr. Shropshire made a motion to approve the draft Council Meeting Minutes of August 10, 2020. Mrs. Powell seconded the motion. The motion carried with a vote of 7-0.

Mr. Shropshire made a motion to approve the draft Council Meeting Minutes of September 14, 2020. Mr. Read seconded the motion. The motion carried with a vote of 7-0.

3. PUBLIC COMMENTS

Mr. Dave Johnson, 213-C Lungren Road, stated he wishes to address the situation of stormwater runoff on Lungren Road. He stated he speaks on behalf of his wife and neighbors who live along the stormwater runoff waterway. He stated the storm on Friday night, August 7, 2020 damaged his property and a 10-foot-wide retaining wall that protects the edge of his property was torn away by the intensity of the water and the storm. Mr. Johnson stated he e-mailed Council and Township Manager and included 14 photographs and descriptions of the damage. He stated the retaining wall was reconstructed in 2006 at the homeowner's expense. Mr. Johnson stated all properties suffered damage from this storm and he is concerned with erosion. He stated the waterway is fed by an unknown number of springs and both above and below ground stormwater runoff beginning as far north as Highland Avenue and including runoff from the Lenni Park area with water flowing under and over Lenni Road near the area of the old fire station. Mr. Johnson stated the waterway is a divider between 213 a, b, and c Lungren Road and 217 Lungren Road although none of the deeds mention a waterway, it is 5-foot wide and runs in a straight line approximately 125 feet on the north side of Lungren Road. He stated the waterway is a portion of the Township's stormwater sewer system, which requires a 20-foot easement to maintain according to Section 198-41. He stated there should be an easement to allow the Township access to maintain the waterway instead of the maintenance falling on the homeowners. He stated the Township's pollution reduction plan is to reduce sediment in the creek and identifies the drainage areas and he believes his waterway is part of that system. Mr. Johnson stated the waterway passes his property and goes under

Lungren Road and resurfaces before going under the railroad embankment and over and under the Chester Creek Trail before reaching the creek. Mr. Johnson stated the situation is far more complex than he originally imagined and said the erosion is dangerous and asks Township Council to investigate and provide a remedy. He stated the situation is longstanding and he is alerting Council to the situation before it gets worse. Mr. Johnson said he is happy to work with the Township on scheduling and access to properties so the situation can be remedied.

Mr. Kirchgasser stated the Township incurred major flooding as a result of the two storm events on August 4, and August 7, 2020. He stated the Township was not aware of the situation until they received notice. He stated the important thing is to thoroughly investigate the situation before they can come up with adequate remedies. Ms. Dussling asked if Chris Fantozzi, the Township's Projects and Inspections Engineer, has been to the site. Mr. McMullan answered in the affirmative. Mr. Janetka stated he has not visited the site, but he is aware of the situation but does not have a lot of direct knowledge. Mr. Kirchgasser asked Mr. Janetka to follow-up with Chris Fantozzi. Mr. Kirchgasser asked Mr. Johnson if the water has left the creek bed or outside of the creek bed. Mr. Johnson stated it is primarily inside the creek bed, but neighbors up-stream have seen flooding in a flat area north of his property where the water spreads out. Mr. Kirchgasser asked if this is water run-off from Lenni Road. Mr. Janetka stated at the old firehouse there is a culvert underneath Lenni Road which is the top end of the waterway which runs underneath the road through the garage of the house next to the fire station and down into the homes around Reservation Trail. Ms. Dussling stated Mr. Johnson's property is right at Lungren Road where the culvert was installed.

Ms. Jane Bunting, 213-C Lungren Road, stated the wall that was rebuilt in 2006 has been taken down by the storms and the water runs to her property and is eroding her property of which she has a huge concern. Mr. Kirchgasser stated he will have Mr. Janetka follow-up regarding this situation.

Mr. Dan Ball, 216 Lungren Road, stated he sent the Township pictures a number of times over the past years and believes two of the main causes is one, the bridge under Lungren Road was 6-foot wide by 6-foot high until it was replaced with a 4-foot diameter pipe to replace the 6x6 wall which reduced the opening by 65%. He stated if an opening is reduced in a causeway you must follow-up with the Environmental Protection Agency. He stated he does not believe PADOT contacted the EPA and now the water does not make it through the reduced opening, goes over the opening into the road and goes around the opening and water is pouring into his basement. He stated SEPTA also reduced their opening 3 by 3-foot opening to 3 x 2 1/2-foot opening. Mr. Ball stated the main problem is from PADOT reducing the opening and he is concerned about his septic system. Mr. Kirchgasser asked where the reduced opening is located, and Mr. Ball stated it is in front of his property. Mr. Ball stated he spoke with staff at the Township and was told the Township has no leverage over PADOT. Mr. Janetka stated the requirement for a 105 permit is to convey the 100-year storm below the road. He stated PADOT has to get permits but may have gotten an emergency permit from DEP. Mr. Kirchgasser stated the DEP writes the rules and regulations for stormwater management and anytime a pathway is changed the guidelines must be abided by as per Chapter 105. He stated they are

not allowed to cause a flood condition. Mr. Kirchgasser stated PADOT sometimes does not answer their calls. Mr. Janetka stated PADOT does not notify the Township because it is not a Township road. Mr. Kirchgasser stated the Township will follow-up and notify the neighbors.

4. REPORTS

A. CHAIRMAN - NONE

B. COMMITTEE

Mr. Byrne stated there was a Finance Committee Meeting on October 22, 2020 and they discussed the beginning phase of the 2021 budget and the new County assessment, and they also discussed unexpected expenses due particularly at the Roosevelt Community Center project. Mr. Kirchgasser stated with the reassessment, the Township will be making a millage adjustment once the assessment is completed. Mr. McMullan stated the Township hasn't received total evaluation from the County, which will require an adjustment on the current millage rate and there will be additional adjustments on the evaluation as appeals are still taking place. He stated there is no indication that there will be an increase in taxes.

C. MANAGER

Mr. McMullan stated he will have the budget message and the budget presentation for Council and the public for the November 23, 2020 meeting.

D. ENGINEER - NONE

5. PUBLIC HEARING

A. A Public Hearing on the adoption of Middletown Township's Comprehensive Plan, as authorized by Article III, Section 302 of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended).

Mr. Shropshire made a motion to open the Public Hearing. Mr. Byrne seconded the motion. The motion carried with a vote of 7-0.

SEE ATTACHED STENOGRAPHER'S REPORT

Mr. Byrne made a motion to close the Public Hearing. Mr. Shropshire seconded the motion. The motion carried with a vote of 7-0.

1. Consideration for Approval: Resolution 2020-27 to Authorize the adoption of the Middletown Township Comprehensive Plan dated 10/15/2020.

Mr. Byrne made a motion to approve Resolution 2020-27. Mrs. Powell seconded the motion. The motion carried with a vote of 7-0.

6. OLD BUSINESS

A. Consideration of Ordinance 825: Authorizing Purchase of Easements for Constructing a

Multi-Purpose Paved Trail (Westlake Real Estate Easement on Folios 27-00-01181-00 and 27-00-1180-00). (To be continued to November 9, 2020).

Mr. Shropshire made a motion to continue the agenda item until November 9, 2020. Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

- B. Consideration of Ordinance 826: Authorizing Purchase of Easement for Constructing Multi-Purpose Paved Trail (Chester Creek Properties Easement on Folio 06-00-00040-00). To be continued to November 9, 2020).
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Mr. Shropshire made a motion to continue the agenda item until November 9, 2020. Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

7. NEW BUSINESS

- A. Consideration for Approval: Resolution 2020-28, Preliminary/Final Subdivision Plan for property of the former Sleighton School owned by Elwyn located at Valley and W. Forge Roads.
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Mr. Joseph Riper stated the Township and Elwyn have entered into an agreement whereby Elwyn is proposing to sell approximately 80 acres to the Township located on the west side of Valley Road. He stated in order to effect the conveyance it is necessary that the land owned by Elwyn in Middletown Township be subdivided. Mr. Riper stated he believes the lands owned by Edgmont Township and Thornbury Township are already subdivided by virtue of the Township's boundary lines. He stated there is no development proposed and he has reviewed the plan with the Edgmont Township Planning Commission, Thornbury Township Planning Commission, and the County. He stated the County raised a technical issue as to whether the I-3 Zoning District regulations prescribe a 30-acre minimum lot size, but when you look at the language it relates to a CCRC Development. Mr. Riper stated Mr. Janetka's review letter asked for Elwyn to set monuments on the perimeter boundary on the lot to be sold to the Township. Mr. Riper stated he requested a waiver as it is a very expensive undertaking and stated Mr. Janetka would be willing to go along with the waiver as long as Elwyn would place 4 monuments, two on Valley Road and two at the end point of the frontage of Forge Road. He stated he spoke with Elwyn and they are willing to comply. Mr. Kirchgasser clarified that this is only to subdivide the parcel and there will be no rezoning, plot plan or building plans. Mr. Riper stated it is only to convey the property to the Township. Mr. Shropshire asked where the agriculture restrictions appear on the plan. Mr. Riper stated all of the property is in Edgmont Township and showed the location on the map.

Mr. Shropshire made a motion to approve Resolution 2020-28. Ms. Dussling seconded the motion. The motion carried with a vote of 7-0.

- B. Consideration for Approval: Resolution 2020-29, a Resolution Authorizing the Application of the 2020 PECO Green Region Open Space Program for the Lenni Park Improvement Project.
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Mr. McMullan stated this will authorize the Township to submit a grant application for improvements at Lenni Park which will include reconfiguration of the playground equipment, a pathway and purchase of ADA benches. He stated this is a \$10,000 grant

with matching funds from the Township.

Mr. Shropshire made a motion to approve Resolution 2020-29. Ms. O'Connell-Bell seconded the motion. The motion carried with a vote of 7-0.

- C. Consideration for the Approval of a Tax Appeal Settlement, conditioned by the Approval of Council for the fair market values for the following WP-VV Towne Center parcels: Folio 27-00-00103-00, \$93,500, Folio 27-00-00108-00, \$13,000 and Folio 27-00-00109-00, \$16,000.

Mr. Damico stated the three appeals are on the Towne Center property formerly the Franklin Mint and all three parcels are subject to Zoning restriction on the amount of open space to be set aside under the current Zoning Ordinance. He stated some properties are subject to steep slope restrictions, wetland restrictions and all parcels re subject to new road access. He stated Franklin Mint filed appeals requesting values of \$40,000 for the 18-acre parcel, \$6,000 for the 2.6-acre parcel and \$16,000 for the 3.24-acre parcel. After the appeal was filed, Tom Kelly, Solicitor for the Rose Tree Media School District and himself, had a conference with Jack Coyle, Middletown Township and Rose Tree Media School District appraiser, and Mr. Coyle suggested in light of the fact that all of the land was restricted to open space and the other mentioned restrictions, it is very difficult to set values as there are no buyers or sellers for the property. Mr. Damico stated in light of this, Mr. Coyle, Mr. Kelly, and himself decided to make a counteroffer to try to settle the case and offered a round figure of \$5,000 per acre. On the first parcel they were able to settle for \$93,000, on the second parcel they settled for \$13,000 and on the third parcel they settled for \$16,000. He stated Rose Tree Media School District approved the settlement last night and he suggests Council approve the settlement as well. Mr. Kirchgasser stated throughout the development process, the developer's commitment to open space and the land has a considerable amount of value to the Township. Ms. Dussling asked for clarification of the documents she received. Mr. Damico stated the old assessment is 100% of the FMV (fair market value) and the new assessments are 56.4% of the FMV. Mr. Kirchgasser stated the old assessment was before the land became open space and was assessed under the SU1-A which is commercial zoning.

Mr. Read made a motion to approve the tax appeal settlement. Ms. O'Connell-Bell seconded the motion. The motion carried with a vote of 7-0.

Mr. Damico stated the old FMV of item #4 was \$4,148,080 and the Township and the School District appealed and now the FMV is \$6,565,000.

- D. Approval of October 26, 2020 Bill List

Mr. Kirchgasser read the bill list aloud.

GENERAL FUND

Aqua Pennsylvania, Inc.	August & September Hydrant Bills	\$	17,192.32
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A.J. Blosenski, Inc.	August Recycling & Yard Waste	\$	25,690.56
Barbacane Thornton & Co.	Audit Year Ended 12/31/19	\$	8,175.00
CJ Tree Experts, LLC	Tree Removal - 4 Laurel Lane	\$	7,000.00
Independence Blue Cross	October Health Ins.	\$	20,488.59
	Recreation Ins.	\$	2,530.97
			<hr/>
		\$	23,019.56
Kelly & Close Engineers	Professional Services 8/22-9/25/20	\$	6,959.58
Keystone Municipal Services	Contracted Serv. 8/24-10/2/20	\$	29,287.50
Longley Insurance Agency	Fire Co. Package - Installment	\$	20,440.00
Middletown Free Library	Q3 2020 – Library Distribution	\$	87,500.00
Travelers CL Remittance Ctr.	Liability Ins. Installment	\$	65,920.25
United Inspection Agency	Electrical Inspections - September	\$	5,059.00
U. S. Bank	Employee Pension Plan 2020 MMO	\$	153,084.00
			<hr/>
	General Fund Total	\$	449,327.77
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CAPITAL RESERVE FUND			
Bank of New York Mellon	TRID GOB 2019 Principal	\$	240,000.00
	TRID GOB 2019 Interest	\$	71,750.00
	Roosevelt GOB 2019 Interest	\$	74,925.00
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		\$	386,675.00
EnviroSure, Inc.	Asbestos Inspection	\$	7,684.58
KBX Golden, LLC	P.W. Bldg. Jet, CCTV, Drain Repair	\$	7,728.00
Kelly & Close Engineers	Professional Services 8/22-9/25/20	\$	12,071.35

Professional Services 8/22-9/25/20	\$	160.50
	\$	12,231.85
Capital Reserve Total	\$	<u>414,319.43</u>

CAPTIAL RESERVE 2019 G.O. BOND - TRID

Century Engineering	Wawa Recreational Trail - Invoices 8 & 10	\$	<u>57,860.02</u>
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CAPITAL RESERVE 2019 G.O. BOND - ROOSEVELT

AJM Electric, Inc.	Roosevelt Comm. Ctr.	\$	7,200.00
Domus Construction	Roosevelt Comm. Ctr.	\$	10,355.06
Uhrig Construction	Roosevelt Comm. Ctr.	\$	61,938.00
West Chester Mechanical	Roosevelt Comm. Ctr.	\$	<u>46,763.73</u>
	Capital Reserve Roosevelt Total	\$	126,256.79

Mr. Shropshire made a motion to approve the bill list. Mr. Read seconded the motion. The motion carried with a vote of 7-0.

Mr. Kirchgasser adjourned the meeting at 8:07 p.m.

Respectfully Submitted,



Sharon Browne

1 IDDLTOWN TOWNSHIP
2 COUNCIL MEETING
3 October 26, 2020
4 VIRTUAL ZOOM MEETING

5 In Re: Public Hearing, adoption of Middletown
6 Township's Comprehensive Plan
7 Act 247 of 1968, as amended

8 Transcript of a portion of the MIDDLETOWN
9 TOWNSHIP COUNCIL MEETING, in the above-captioned
10 matter, taken via on-line live Zoom meeting, before
11 Lorraine Evans, Court Reporter-Notary Public, on
12 Monday, October 26, 2020, commencing approximately at
13 7:15 p.m.

14 BOARD MEMBERS

15 MARK KIRCHGASSER, Chairman
16 NORMAN SHROPSHIRE
17 KATHLEEN O'CONNELL BELL
18 SUSAN K. POWELL
19 WALTER READ
20 BIBIANNA DUSSLING
21 STEPHEN BYRNE

22 JOSEPH A. DAMICO, JR. ESQUIRE, Solicitor
23 ERIC J. JANETKA, Township Engineer

24 LORRAINE EVANS
25 PROFESSIONAL COURT REPORTER-NOTARY PUBLIC
26 530 Paxon Hollow Road
27 Broomall, Pennsylvania 19008
28 (610)203-7715 7evanslorraine@comcast.net



ORIGINAL

1 CHAIRMAN KIRCHGASSER: Public hearing on
2 the adoption of Middletown Township's
3 Comprehensive Plan, as authorized by Article
4 III, Section 302 of the Pennsylvania
5 Municipalities Planning Code. If we can have a
6 motion then to open the hearing.

7 MR. SHROPSHIRE: So move.

8 MR. BYRNE: Second.

9 CHAIRMAN KIRCHGASSER: All those in favor.
10 Opposed? Motion carries.

11 (Whereupon, all Council members
12 present vote "aye.")

13 CHAIRMAN KIRCHGASSER: Jaime, is this your
14 presentation? If I can have -- for the record,
15 Jaime, I want to make sure you identify
16 yourself and your position for the record.

17 A VOICE: Jaime Jilozian, I'm the township
18 planner. So we have -- we started the
19 Middletown Township Comprehensive Plan update
20 when I began here in April of 2019. I just
21 wanted to go through a few slides to give an
22 overview of the process and to give some of the
23 summary of the recommendations that came out of
24 the plan.

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1 The plan is available on our website and
2 have been for a few months now. It has gone
3 through the 45 day review period as per the MPC
4 requirements and Council review was during that
5 time as well.

6 So just to begin for any public in
7 attendance, a Comprehensive Plan, what is this,
8 it is our future land use vision. It serves as
9 a basis for the zoning for the township and
10 some other regulations as well, but it in no
11 way -- it is a policy and it is in no way a
12 code. It is only a guide basically for what we
13 would hope to be the next 10 years for the
14 township and it defines where the township
15 would like to go using that land use vision.

16 It is enabled and regulated by the
17 Municipalities Planning Code of Pennsylvania
18 and at the end of the day we ask Council to
19 adopt this policy. But, like I said, it is in
20 no way regulatory.

21 So why we do this, it provides the
22 rationale for the ordinances and the
23 regulations that we do adopt and we enforce
24 throughout our every day. It does support the

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1 vision through asking for any kind of
2 improvements or like a look of the township
3 aesthetics, the character we are going for, the
4 integrity. Like I said, it is a policy that
5 informs these regulatory documents like our
6 zoning.

7 It's also a very good tool for grant
8 applications because it shows that we have this
9 vision, we have a plan that we set forth. We
10 have an intention of where we want to go and we
11 are pursuing grants to do so.

12 So, when undertaking this strategy for
13 this update, I was tasked with undertaking a
14 plan that actually dated back from 2001. This
15 plan and every plan should be updated about
16 very 10 years. So in 2019 we had a lot to
17 consider. With that said, the current plan
18 that was in place really had a good smart
19 growth policy and it lasted throughout the
20 year.

21 Undertaking a plan update that could stand
22 up to that was a good challenge. We went for
23 an implementable plan so we could focus on
24 areas we felt like we could really undertake

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1 actions for, we could pursue and not get bogged
2 down by hundreds of pages and hundreds of
3 action items.

4 So the focus areas we heard the most about
5 from public input, municipal official feedback
6 from township staff, from stakeholders in the
7 community, focused on open space and trails,
8 our community facilities, economic development,
9 transportation and of course we have to address
10 our future land use, our growth and our
11 preservation.

12 So looking at the schedule that we held
13 for the Comprehensive Plan process, we started
14 with a kick off meeting in June of 2019. That
15 was part of forming the task force for this
16 plan. The task force consisted of the Planning
17 Commission members, a representative from the
18 Historical Society, a representative from
19 Council and a representative from the Parks and
20 Recreation Board.

21 And we undertook monthly meetings to do
22 all of the planned review and we went chapter
23 by chapter, looking at goal setting and
24 existing conditions and did an analysis,

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1 sharing those at a public meeting in September,
2 2019. We then dove into the focus area
3 chapters and did a more detailed analysis and
4 drafted plans and, like I said, month by month
5 we reviewed with the task force in public
6 meetings every month that we are open to the
7 public. And then we kind of -- everything
8 culminated in a public informational meeting in
9 September of 2020. So now, here we are today,
10 October or November for our Council to consider
11 adoption of this plan.

12 So the public out reach of the process was
13 really important to us, and we focused on
14 gathering information in a couple of different
15 ways; through public meetings, through a public
16 survey, there were stakeholder interviews that
17 were conducted in the fall of 2019, and there
18 were about twenty of those as well as the
19 public plan adoption.

20 So what did we end up with? The plan
21 elements, the first three chapters are more
22 analysis and background information, then the
23 next four chapters are the focused area
24 chapters that kind of address those typical

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1 issues like open space, the pedestrian network,
2 the bicycle network, economic development,
3 housing, and transportation. So all of those
4 things don't kind of come out really cut and
5 straight in this plan. They instead are kind
6 of detailed a little bit differently.

7 For chapter four we looked at enhancing
8 the pedestrian and bike network. Chapter five
9 we looked at improving and creating public
10 spaces. In Chapter six we talk about managing
11 traffic and vehicular congestion. And Chapter
12 seven we focus on maintaining and enhancing
13 services that are provided. These were the
14 important priority items to the public and to
15 the township that we kept hearing throughout
16 the process.

17 And lastly we have chapter eight, which is
18 our future planned use chapter, and that, as I
19 said, focuses on looking at where we want to go
20 in the next 10 years, growth and also balancing
21 that with preservation.

22 Lastly we have an action plan that sets
23 forth all of the recommendations that come out
24 of the plan, and that's in our appendices. We

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1 also have included demographic analysis and the
2 public survey results in the appendices as
3 well.

4 But just to go over the outcome of the
5 action plan, we're going to go through that
6 rather quickly, just to give an idea of the
7 things that we are looking at to overtake over
8 the next 10 years.

9 So chapter four, enhancing pedestrian and
10 bike network and walkability, we are looking a
11 lot at identifying new trails and enhancing our
12 pedestrian bicycle infrastructure, looking at
13 establishing those in places that might have
14 new roads, increasing the safe measures along
15 them and increasing our outreach methods so
16 that people in the area and residents know
17 what's available to them.

18 Next is chapter five, improve and create
19 public spaces.

20 CHAIRMAN KIRCHGASSER: You can make that
21 bigger again, for my bad eyes.

22 THE WITNESS: We are looking here at our
23 public spaces and integrating them into our
24 commercial and institutional areas, promoting

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1 commercial corridor of Baltimore Pike for
2 growth, insuring safe recreational environments
3 for everybody, so looking at that public space,
4 making sure it's safe; preserving additional
5 open space and supporting the program that was
6 begun in 1986 here at the township that's done
7 so well.

8 Continuing to maintain our existing and
9 developing new public park facilities in the
10 township, as well as looking at trail and
11 pedestrian connections to support those park
12 and other community facilities.

13 A lot of what you see will overlap from
14 chapter to chapter. That's the support
15 throughout the plan, to keep reinforcing what
16 the focus areas are. Next we'll look at
17 chapter six, which was transportation or, for
18 us, managing traffic and vehicular congestion.
19 So part of the approach here was looking at
20 supporting our mass transit and other modes of
21 transportation option, encouraging access
22 management strategies to help with capacity
23 improvements, participating in regional
24 transportation because we know that

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1 transportation does cross our municipal
2 boundaries, and then identifying where traffic
3 calming could be implemented or where it's
4 warranted or transforming roads into complete
5 streets which allows for all modes of
6 transportation to travel safely.

7 Next we'll take a quick look at the
8 services that we provide, or what we would call
9 our community facilities chapter. Looking at
10 supporting our township staff, Public Works and
11 the Sewer Authority and the services that we
12 provide, developing our municipal parks and
13 recreational facilities once again, supporting
14 the fire company's emergency responders that
15 help out throughout our township, taking into
16 account the major storm water management best
17 practices and increased regulations that are
18 going to be needed over time, and then looking
19 at encouraging and adopting policy that
20 promotes renewable energy and energy
21 conservation, which is a very new phase for the
22 township, and we're looking forward to
23 undertaking that.

24 So lastly, our future land use is kind of

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1 the Big Kahuna chapter here. We are looking at
2 how we can encourage growth over the next 10
3 years. Growth is -- overall it will be coming,
4 but also balancing that with the preservation
5 that we have had going for so long.

6 Looking at Baltimore Pike as the corridor
7 for where that growth and infill can take
8 place, looking at the -- having the commercial
9 areas integrate public spaces and places for
10 people and place making and space that people
11 want to be in, but also trying to uphold the
12 character and integrity of the township's
13 existing housing stock, and supporting the
14 housing choices that are needed to accommodate
15 individuals and families as this community
16 grows.

17 So, continuing to enforce regulations that
18 protect natural resources, it's going to be
19 really important while growth is happening, and
20 also protecting those identified historic
21 resources in the township as well.

22 So that kind of lays out -- that was very
23 quick. Our future land use map lays out on the
24 ground what our inspirational as well as the

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1 existing conditions of land use are going to be
2 for the next 10 years. And if anyone has any
3 questions, now is a good time.

4 CHAIRMAN KIRCHGASSER: What we'll do, go
5 through members of Council, and then because
6 it's virtual, we'll move to the general public.
7 Mr. Shropshire.

8 MR. SHROPSHIRE: I was curious, how close
9 did the township follow the last Comprehensive
10 Plan as far as land use and building and
11 expansion?

12 THE WITNESS: As for land use, I feel that
13 the future land use map is pretty comparable.
14 That really has not changed dramatically. The
15 composition of the plan has changed in that
16 this is soup to nuts, probably 60 page plan and
17 then you have some appendices that will get up
18 to 100 pages. If you're going to just read the
19 plan, it's 60 pages, whereas the former one was
20 maybe 120 pages, so what we are trying to do
21 here is making something more digestible.

22 MR. SHROPSHIRE: I know you said the
23 Comprehensive Plan map doesn't match the zoning
24 map. If you see behind you, that zoning map,

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1 how closely is the current Comprehension Plan
2 as far as land use?

3 CHAIRMAN KIRCHGASSER: Not the new one,
4 the old one.

5 MR. SHROPSHIRE: The old one.

6 THE WITNESS: How did it match the zoning?
7 It did not. So that's an interesting question.
8 The old one had -- considering we have about 25
9 zoning districts, the old future land use plan
10 did have a good 15 different types of land
11 uses. Whereas I kind of boiled it down to
12 about seven, which kind of simplifies things.
13 You can see the direction that we were all
14 going, but that said, nothing could match this
15 zoning map with the amount of zoning districts
16 there are currently.

17 So, it definitely -- I think it had a
18 direction for the township and the township
19 tried, but there's a lot more preservation on
20 that future land use map than the growth.

21 MR. SHROPSHIRE: That's what I was
22 thinking. How does the recent acquisition of
23 open space to the township work into the
24 Comprehensive Plan in a sense that the more

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1 open space, less congestion, less development.

2 THE WITNESS: For example, on this future
3 land use map, anything that has a dashed line
4 is somewhere that we may inspirationally be
5 looking to acquire, and that's where we
6 probably took the most liberty.

7 MR. SHROPSHIRE: Thank you.

8 CHAIRMAN KIRCHGASSER: Any other questions
9 from members of Council?

10 MR. BYRNE: I don't have a question. I
11 just want to make a comment. Having sat on
12 this committee with Jaime and her team, I want
13 to publicly thank them for the time that they
14 put into it. As I sat in these meetings, and
15 heard the detail that they were going through
16 on this, I was amazed at the work they put into
17 it, so please tell the team thank you.

18 I don't think you mentioned the members of
19 the team. If you wanted to -- Sue Miscani was
20 one, Karen Holmes, Dave Decker -- I am missing
21 two.

22 THE WITNESS: Greg Wrights, Bill Moran.
23 Pete Chettler did join us for awhile.

24 MR. BYRNE: I was going to ask you if Pete

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1 was on that, we acknowledged Pete at one of the
2 last meetings passing away.

3 THE WITNESS: Then Mark Rushton.

4 MR. SHROPSHIRE: This has been completed
5 basically in a booklet form? Or once it's
6 approved by us it will be able to be reviewed
7 or in the library for our residents?

8 THE WITNESS: Correct. Once you have
9 adopted the plan, hopefully this evening, then
10 we will get it bound and there will be copies
11 that will be available here at the office and
12 each one of you will get your own copy.

13 MR. SHROPSHIRE: Thank you for your work.

14 CHAIRMAN KIRCHGASSER: Bibianna.

15 MS. DUSSLING: One question. First of
16 all, very very impressive. I was present at a
17 couple of meetings.

18 MR. SHROPSHIRE: Bibianna, I'm having
19 trouble hearing you.

20 MS. DUSSLING: I think it was really
21 impressive and very thorough work that the
22 whole team did. One thing I was wondering
23 about, when you showed the chapters up there,
24 you showed a priority, L, M and H next to them.

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1 How are the priorities determined? I'm
2 assuming that meant low, medium, high?

3 THE WITNESS: So that does signify low,
4 medium and high. The task force went through
5 each and every priority and we ranked them.
6 That's how we determined it.

7 MS. DUSSLING: Thank you.

8 CHAIRMAN KIRCHGASSER: Any other
9 questions?

10 MR. BYRNE: To follow up, Mr. Shropshire,
11 one of the things you were saying, as we sat in
12 these meetings and talked about priorities for
13 the next 10 years, I was amazed at how it
14 was really following what the vision of this
15 Council is, beginning with the open space, the
16 Sleighton property we purchased, to the trails.
17 I know Mark has been working very hard at the
18 Franklin Mint, and et cetera. So hopefully
19 this plan is on track to follow that vision.

20 CHAIRMAN KIRCHGASSER: Any other questions
21 from members of Council? We are going to turn
22 this onto the virtual world here, if we can go
23 to teams and see if there are any questions
24 from members of the public on the Comprehensive

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1 Plan in front of Council. Teams would be the
2 preferred Kirchgasser medium, but we'll go with
3 zoom. No questions from the public? Seeing
4 none and hearing none, any additional
5 testimony, Ms. Jilozian?

6 THE WITNESS: No, not at this time.

7 CHAIRMAN KIRCHGASSER: May I have a motion
8 to close the hearing?

9 MR. BYRNE: So move.

10 MR. SHROPSHIRE: Second.

11 CHAIRMAN KIRCHGASSER: I have a motion and
12 a second. All in favor? Stand by. Any
13 additional testimony? We do not. Motion
14 carries.

15 (Whereupon, all Council members
16 present vote "aye.")

17 CHAIRMAN KIRCHGASSER: I would like to ask
18 for a motion.

19 MR. BYRNE: I will make that motion.

20 MS. POWELL: Second.

21 CHAIRMAN KIRCHGASSER: Second from Ms.
22 Powell. All those in favor say "aye."
23 Opposed? The motion carries.

24 (Whereupon, all Council members

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1 present vote "aye.")

2 CHAIRMAN KIRCHGASSER: I just want to
3 thank staff, Jaime, you and Meredith, for your
4 excellent work in getting this together, a bit
5 like herding cats in the early onset of this
6 because there was a lot of things to work on
7 and change. Excellent output, and we're
8 grateful for your work. Thank you very much.

9 (Whereupon, the hearing is
10 concluded at 7:47 p.m.)

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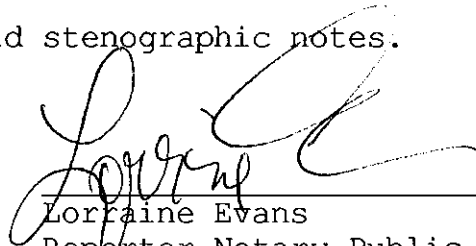
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REPORTER'S CERTIFICATION

I HEREBY CERTIFY that I was present upon the Zoom on-line/in person hearing of the above-entitled matter and there reported stenographically the proceedings had and the testimony produced; and I further certify that the foregoing is a true and correct transcript of my said stenographic notes.



Lorraine Evans
Reporter-Notary Public
My Commission Expires
October 25, 2022

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