

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
February 2, 2017 at 7:00 p.m.
WORKSHOP MEETING MINUTES

ATTENDANCE: Supervisors, George DeVault, Daniel Mohr, Robert Sentner; Manager, DeLong; Secretary/Treasurer, Jessi O'Donald; Planning Coordinator/SEO, Brian Miller; Attorney Marc Fisher; Township Engineer, Jeffery Ott

Meeting was called to order at 7:00 p.m.

ANNOUNCEMENTS:

This meeting is being recorded principally to aid in the preparation of Minutes and for such other purposes as the Board sees fit. For that reason, will each person wanting to give any comments during this meeting, please state your name for the record and address the Board of Supervisors.

PUBLIC INPUT: (Note: The public will additionally be allowed to provide input as part of the workshop discussion items) - None

OLD BUSINESS: - None

NEW BUSINESS:

- 1.) Kohler Property Major Subdivision – Discussion Requested by the Developer

Attorney Ed Murphy introduced **Scott McMackin** and **Richard Brooks**. They were in attendance to discuss the Kolher Tract Development. Attorney Murphy explained the need to submit a more revised comprehensive Plan and their hope is to be before the Planning Commission in February and to the Board of Supervisors in March.

Supervisor Sentner inquired if the plan they were discussing this evening was the plan submission from 10/12/2016.

Mr. McMackin said the plan they were discussing was from 10/12/2016. He explained they were before the Planning Commission in November or December. Since that meeting, the questions that have been brought up were: a zoning concern, fire access and the "P" Loop, The Detention Basin #2, the recreation area design and contribution, grading in a few of the back yards, and phasing of the plan. Mr. McMackin wanted to know if there was anything else they should be aware of prior to making a full resubmission of the project.

Supervisor Sentner expressed the concern with the revised plan in regard to the walking path between the swale and drip irrigation. He asked if there is a built structure in that area.

Mr. McMackin explained the drip irrigation design is being fine-tuned to accommodate NPDES, conservation and stormwater. There will be a low retaining wall on the east side to make sure everything can be accommodated.

Supervisor Sentner asked about the ADA accessibility of the path and park, also the park being done in phase one.

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Mr. McMackin said the whole macadam path will be ADA compliant.

Supervisor Sentner questioned the swale to the lower detention basin goes right through the park. His concern was how can you put the swale there if the park is there?

Richard Brooks stated the park would not have been completed until the end of the project even without the phasing. It would be a concern to have the residents around the construction vehicles while so much of the project is being worked on. They will secure phase one park with phase one but not have it opened until phase two is completed. Regardless of the phasing they would be starting at the same spot on the site.

Supervisor Sentner questioned phasing.

Mr. McMackin said the twin homes will be first. The access is onto Mill Rd to service the twin units. The connection to West Minor Street will be put in as well. Phase one will be 28-30 twin units.

Mr. McMackin confirmed the park area is just over 2.5 acres and includes the parking, the park, and the drip irrigation will not be located on the park.

Attorney Murphy suggested that they talk about the swale overlay.

Mr. McMackin explained the drainage from the twin home portion of the site will go into the temporary swale and into Basin #3 on the plan. This is the largest Basin in the project and controls 80% of the completed project's stormwater. The swale will be temporary during construction and act as the sedimentation basin. The drip irrigation is not operational during the construction as to not clog it. The drip irrigation does not go active until the entire site is green.

Supervisor Sentner questioned what happens if the drip irrigation fails? Can it be pulled out and replaced in the same spot. The Township will be liable along with the contractor for NPDES.

Mr. McMackin explained that drip irrigation may be new here, but it has been used for 25 years in other areas. Yes, I can be

Supervisor Sentner questioned how much is the cost of replacement and is there provisions for replacement cost in the HOA.

Mr. Brooks stated replacement should be a line item in the budget as a reserve collected from the HOA or however the Township chooses to handle it. He also stated there is a life span for a system like this.

Manager DeLong questioned basin # 2. Mr. McMackin stated basin #2 will not be completed during the first part of the construction.

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Jeff Ott asked for confirmation that this basin would be Act 167 complaint and if the Township could see the numbers to verify that. He asked to make sure run off rates are met and they aren't putting silt out onto Chestnut St.

Supervisor Sentner talked about the need to work at the Planning Commission meetings on the recreation fees and park design.

Supervisor Sentner also questioned the parking as you enter the P Loop area.

Mr. McMackin talked about the transition on the right side as you enter the P loop area along the parking lot for the park. This area has been softened and the transition has been extended through the entire island between the road and parking for the park.

Supervisor Sentner indicated the **Fire Chief** has signed off on the emergency access.

Manager DeLong went over the zoning question. He stated that Attorney Murphy provided his opinion to Alan Brokate and Alan has agreed with the interpretation and issued a letter, so the Zoning concern has been resolved.

Supervisor Sentner would like a detail on the wall by the basin near Tosco's and the side of the basin for the walkway.

Jeff Ott asked if during construction, will there be access to basin #3 for maintenance so the tri-axle dump trucks aren't running through the mud.

Mr. McMackin said initially basin # 3 will be a sedimentation basin. Then it will be finished as a detention basin with the pumps and equipment.

Supervisor Sentner asked if the Planning Commission can be provided with an estimate for maintenance and replacement of drip irrigation.

Solicitor Marc Fisher asked how many phases. He also asked when resubmitting will there be an overall plan. He expressed he doesn't want the same issues as The Fields. Mr. Fisher asked for everything written out so there are no questions with the overall and phase plans and there can be no finger pointing in the future.

Mr. McMackin. There will be two phases and that there will be an overall plan and a phase one plan upon resubmission.

Supervisor Sentner asked if there is a plan B for the sediment pond.

Jeff Ott asked if the conservation district went through an analysis. The answer was no but it could be done.

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Attorney Murphy talked about the staff's question of encroachments. There were nine (9) encroachments with the development. All nine (9) were sent letters. Mr. Brookes will be the point person for questions within Kay Builders for the residents with these encroachments. All of these concerns will be resolved.

Supervisor DeVault expressed that he was surprised and "miffed" that Kay Builders was before the Board tonight since in front of him were letters that totaled 15-17 pages of critique on this project. He also mention the project was before the Planning Commission at the November 28th meeting and their request for preliminary Plan approval, while being motioned and seconded did not pass. He also had a memo from Brian Miller that stated no new plan sets had been submitted since 10/12/2016. He asked Kay Builders to please do their homework and get their act together prior to coming before the Board again with this project.

Attorney Murphy said that he thought the half hour to night has helped make a lot of progress.

There was no input from the public.

ANY OTHER BUSINESS: -

EXECUTIVE SESSION: - Personnel – Moved to Regular meeting agenda

ADJOURNMENT: Meeting was adjourned at 7:31 p.m.

Chairman, George DeVault

02/16/2017
Date

Secretary/Treasurer, Jessi L. O'Donald