

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
July 20, 2017 at 7:00 p.m.
WORKSHOP MEETING MINUTES

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

Meeting to order at 7:00 pm.

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: None

OLD BUSINESS:

1.) Kohler Park Discussion

Attorney Jim Preston and Scott McMackin were representatives for Kay Builders. Mr. Preston thanked the Board for having them on the agenda and said they had a few points they wanted to discuss in regard to the Kohler Tract Development.

a. The perimeter easements- The small amounts of land that were going to be deeded to the Petrinka's and the Peter's have been changed to HOA property and the Signor blocks have been removed to eliminate that concern for the submitted plan. These areas will now be maintained by the HOA for grass and snow.

b. The two small retaining wall areas. The first is the transition into the existing development. The road was never finished to the property line. The existing road is 30 feet wide. The roads within the Kohler Development are proposed at 32ft. The wall was designed to help in that transition from 30 to 32 ft. If the wall is not wanted then they request the ability to leave the road at 30 feet until the property line then transition to the 32 foot road so grading can eliminate the retaining wall.

Supervisor Sentner expressed a concern over the width of the roads and accessibility for emergency service vehicles.

Manager DeLong asked if there is the ability to come up with better grades on this area.

Engineer Jeffery Ott said it would be possible to come up with better slopes and eliminate the wall if a waiver would be considered.

Attorney Jim Preston expressed that this design portion on West Minor was brought back to the retaining wall because they were told a waiver would not be entertained for the slopes. Kay Builders will grant whatever the Township wants in that areas provided the Township provides some relief of zoning and SALDO for that item.

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
July 20, 2017 at 7:00 p.m.
WORKSHOP MEETING MINUTES

Kohler "Court" (Street Name change pending) retaining wall. Mr. McMackin stated the profile of the road has been changed to eliminate the retaining wall.

Supervisor Sentner asked about the stacked retaining wall within the large retention basin. Mr. McMackin responded with the information that the basin wall will be a poured wall up to elevation. Township Engineer Jeffery Ott also commented that it will be addressed.

c. Attorney Jim Preston stated that the revised park plan that was submitted now brings the park to 2.5 acres.

There was a lengthy discussion of the Kohler Tract Subdivision Park. The following are the main points expressed by each party.

Supervisor Sentner expressed that the revision that has been submitted with disjointed and "gerrymandered" lines just to create 2.5 acres does not function well for aesthetics, maintenance, or what was originally submitted for the pre-development agreement. He stated his concerns were with the Stormwater facilities being located within the park property, the grades for the pathway along the parking lot, the maintenance of the fingers of land the juts between the Stormwater facilities. Mr. Sentner also questioned the ADA compliance throughout the park and if the swale across the back of the park should be excluded from the acreage as it is stormwater control. Having too many houses on the property and stormwater controls are not a Township Problem. He just wants the developer to propose what was agreed upon in the beginning. Mr. Sentner suggested the developer submit the new plan to the Board prior to the Planning Commission.

Manager Daniel DeLong questioned the maintenance of the area proposed between the house and the parking lot and how that truly functions as part of the park. He felt it would be utilized as more of an extension of the houses yard then park property. He had concerns with the mowing and maintenance of the fingers of land that are next to the Stormwater irrigation area. It would make more sense to include those with the HOA portion for mowing. He felt it would be better to compromise on the acreage and have a usable park then what was presented. He also discussed some grading concerns and ask if it were possible to redesign the grading in some of those areas. He asked the developer how certain they were that the stormwater facilities are correct and would need no further changes. As Brian's calculation is at 2.2 acres without the area next to the parking lot and the areas next to the stormwater.

Attorney Jim Preston stressed that there were items like the municipal parking that were asked for after the design process started. In his opinion the parking could be removed from the design and the Township would have the acreage agreed upon. Mr. Preston questioned if they needed to keep making full blown submissions for the plans to the Township. He asked if they can just submit the revised park plan sheet.

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
July 20, 2017 at 7:00 p.m.
WORKSHOP MEETING MINUTES

Solicitor Marc Fisher asked if the plan should be in front of the planning commission. Mr. Fisher stressed that the agreement was 2.5 acres exclusive of the parking lot. He stated that he felt there was a way to move forward from the loggerheads but in his opinion there had to be changes to get to that agreement.

Planning Coordinator Brian Miller said the planning commission has not made a recommendation to the Board yet.

Engineer Jeffery Ott asked if there was a way to redesign certain areas to address the concerns of the Township Board. He thought there was a way to get the items addressed. Engineer Ott did mention that the Stormwater swale at the back of the park should not be included into the total acreage for the park agreement.

Scott McMackin stated the developer has made concessions with this development and agreed to build the entire park along with the 17 space parking area. He talked about different revisions and in his opinion there is a way to get to some sort of agreement.

It was agreed that the new plan would be submitted by July 28th so that Engineer Ott's office can review the plan prior to the meeting on August 3rd.

NEW BUSINESS: None

ANY OTHER BUSINESS: - None

EXECUTIVE SESSION: - None

ADJOURNMENT: Meeting adjourned at 7:59 pm

Chairman, George DeVault

August 3, 2017
Date

Secretary/Treasurer, Jessi O'Donald