



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the second August Meeting

August 23, 2023

1. Call to Order

Chairman Brian Dunn called to order the second August meeting at 6:33 p.m. The meeting was a hybrid with participants attending both in person and via Zoom.

Those in attendance in addition to Mr. Dunn were:

Rajesh Kumbhardare, Vice-Chairman
Theresa Santalucia, Supervisor
Pam Gural-Bear, Township Manager
Jennifer Keller, Operations Manager
Lee Benson, Police Chief
Caroline Partridge, Finance Director
John Weller, Director of Planning & Zoning
Justin Smiley, Capital & Special Projects Manager
Brannon Tupper, Engineering & Construction Projects Mgr.
Todd Greenawalt, Codes Administrative & Enforcement Mgr.
Ed Culp, Interim Public Works Director
Sean Kilkenny, Solicitor
Alex Baumler, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of personnel and litigation.

The Township Building will be closed on Monday, September 4th for Labor Day.

Volunteer for Make a Difference Day, September 23rd at 8:00 a.m. in Exton Park. Details can be found on the Township's website and Facebook page.

PUBLIC COMMENT:

Meadowbrook Manor Resident Libby Madarasz asked for an update on what was being done to address flooding issues within the Township. Mr. Tupper advised that the Meadowbrook Manor community has been inspected and is on the Township's long-term plan list to address infrastructure upgrades. He added that several culverts have been cleared of clogs, downed trees have been cleared, and progress is being made.

Meadowbrook Manor Resident Pat Dickerson suggested it may be time to review the Township Codes to address climate change. She also suggested that existing stormwater basins

be inspected and maintained on a regular basis. Ms. Gural-Bear explained that developments such as Meadowbrook Manor were constructed prior to the Township's Stormwater Ordinance. However, more recently approved developments are now required to enter into Stormwater Management Facilities Agreement with the Township to inspect and maintain basins on an annual basis. She noted that the Township currently has Agreements for inspection and maintenance of 90 stormwater basins. Mr. Kumbhardare explained that the Township has updated its Ordinances over the years and pointed out that if a developer sought to construct Meadowbrook Manor today, it would not be approved, as the area is located within the floodplain. Ms. Dickerson then suggested that remediation work be done at the creek above the Meadowbrook Manor community. Mr. Tupper explained that the Township is looking at building resiliency for existing communities but noted that any new stormwater basins that could help the Meadowbrook Manor community would need to be constructed on private property. While this is a possible solution that the Township is looking into, it is a process that takes time. Older developments that were constructed before current regulations are challenging and expensive, but the Township is making a list of high and low priorities areas and is seeking grants for funding.

Meadowbrook Manor resident Marcia Gentry stated that the culvert was not blocked during the last storm, yet she experienced water 4 feet higher than what occurred during Hurricane Sandy. She maintained that the existing culvert was inadequate and needs remediation. She suggested flood control be explored at the beginning of the creek. Ms. Gural-Bear explained that the creek does not begin or end within the Township and will take a collaborative effort on the part of the neighboring municipalities. A suggestion was made to dredge the creek. Mr. Tupper said he could not advise if this was possible; that to answer the question would require a hydrological study by SSM or other engineering firm.

CONSENT AGENDA:

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve the Consent Agenda consisting of the following:

- Approval of August 9, 2023, Minutes
- Resolution 2023-35 Disposition of Media

Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

BUSINESS:

1. Approval of Amendment to Lochiel Farm HOA Declaration

Mr. Weller reviewed his August 18, 2023, Memorandum, and explained that Lochiel Farm HOA has received requests from its residents to enlarge existing decks and patios. As a result, the HOA Board submitted a request to the Township to amend their Declarations such that any enlargement of a deck or patio will comply with the applicable provision of the Township's Zoning Ordinance (minimum building setback requirements and limits on building and impervious cover) Township permission is required to amend the HOA Declarations. The amendment directs residents to secure HOA approval of their project prior to applying for a Building Permit from the Township. Mr. Weller confirmed that the language proposed is acceptable to the HOA Board.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the amendment to the Lochiel Farm Homeowners' Association Declarations as described in the proposal dated July 25, 2023, from the President of the Lochiel Farms Homeowners' Association. Mr. Dunn called for public comment. Mr. Antinori, President of the Lochiel Farm HOA, thanked Mr. Weller for his help and thanked the Board of Supervisors for their action. There being no further public comment, the motion was unanimously approved.

2. Authorization to Advertise Amendment to Zoning Ordinance and Map

Mr. Weller advised that a Petition was received from Willow Hill Development Group to amend the Zoning Ordinance and Zoning Map changing the zoning for the Weston Solutions property from the current O/L Office/Laboratory to R-1 Residential with a "large tract residential cluster option". This would allow for the re-development of the Weston tract in accordance with a Sketch Plan presented to the Township Planning Commission. The Township's Comprehensive Plan was amended in 2022 to include the Weston Tract and several adjoining residential lots in the "Low Density Residential" category on the Future Land Use map.

Mr. Weller emphasized that the current request is only to begin the amendment process, not to adopt the amendment. A public hearing will still need to be held, providing an opportunity for comments and concerns from the public.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to direct Staff to initiate the process to amend Section 325-9 of the Township Zoning Ordinance and the Zoning Map by advertising the said amendments as presented tonight. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

3. Authorization to Advertise 537 Plan Update

Mr. Smiley explained that the Downingtown Area Regional Authority (DARA) proposes expanding its treatment plant and has requested contributing municipalities (which includes West Whiteland) to update their Act 537 Plan to determine future capacity requirements. The Act 537 Special Study was prepared by Carroll Engineering and recommends the Township purchase an additional 0.10 MGD per day to a total capacity of 2.023 MGD for the DARA service area of West Whiteland Township. The estimated cost of the additional 0.10 MGD of capacity is \$1.4 million which will come from a combination of grants, existing capital accounts, tapping fees and rates. The adoption process includes a 60-day review period for comments to be received from the Township and County Planning Commissions and the County Health Department and a 30-day public comment period. The Township can then move forward with adoption of the Plan update in October and submit to the Pennsylvania DEP for review and final approval in December or January.

Mr. Smiley said Staff has reviewed the Special Study and has determined that it is consistent the existing and future development and redevelopment the Township has planned for regarding sewage facilities and capacity.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to direct Staff to initiate the Act 537 Plan: Special Study adoption process and authorize advertisement for public comment

and hearing later this fall. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

4. Exton Park Development:

a. Phase 1 Update

Mr. Culp provided an update on Phase 1 advising that completed improvements include two playground areas, dog park and path, restrooms, and multi-use fields. Improvements currently in progress include disc golf course, sledding hill, and pavilions. A grand opening has been scheduled for October 20, 2023, at 10:00 a.m.

b. Phase 2: Approval of YSM Landscape Architects Proposal for Professional Services as the Design Team

Mr. Smiley advised that YSM Landscape Architects provided the lowest cost proposal to provide services to include park survey, conceptual design of park improvements, construction documents and cost estimates, engineering for stormwater management, bidding documentation, grant administration, and construction phase services for Phase 2 of Exton Park. Phase 2 will be funded in part by a DCNR grant program with matching funds from the Township and a Chester County Open Space Grant. A tentative schedule shows the construction phase beginning in Spring/Summer of 2024 with project completion in Spring/Summer 2025.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to approve and retain YSM Landscape Architects as the design team for the Exton Park: Phase II Project to perform professional services as shown in their proposal dated August 16, 2023, not to exceed \$139,100. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

5. Approval of Temporary Road Closure for County Color 5K Run/Walk

Mr. Culp advised that Valley Creek Blvd. will remain open, and parking will be available at the Valley Creek Corporate Center.

Ms. Santalucia made a motion, seconded by Mr. Kumbhardare, to authorize the temporary road closure of Church Farm Lane on the South side of Swedesford Road on Saturday, October 7, 2023, from 6:00 am -11:00 am for Chester County's Color 5K Run/Walk. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

6. Update on Boot Road Bridge Replacement Over Amtrak Project

Mr. Tupper explained that the bridge replacement is a PennDOT project and is located in East Caln Township but will impact West Whiteland Township. The Township owns and operates a force main sewer line within the project limits, and this will be replaced as part of this project. Additionally, eastbound traffic on Boot Road will be detoured for a substantial length for approximately 2 years while the project is under construction. Westbound traffic will be

maintained. In response to Board member questions, Mr. Tupper said PennDOT was working with businesses along Boot Road to minimize disruption to them during construction.

7. Approval of Township Payment Report for August 23, 2023

Staff provided answers to Board members' questions.

Mr. Kumbhardare made a motion, seconded by Ms. Santalucia, to approve the Township Payment Report for August 23, 2023. Dunn called for public comment, and there were none. The motion was unanimously approved.

8. July Financial Report

Board members had no questions on the July Financial Report.

9. Township Commission Updates from Board Liaisons

Mr. Kumbhardare attended an event in Harrisburg (Senator Bob Casey) on the infrastructure plan and brought back contacts and information for stormwater funding.

10. Staff Updates

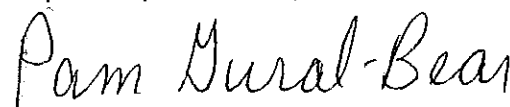
Mr. Culp reported that the sinkhole on Clover Mill Road is being repaired and updated information will be on the Township's website tomorrow.

Chief Benson advised that the Police Department is partnering with Giant Food Store to donate food to the local food bank. On September 9, a police cruiser will be at Giant for people to fill with donated food items.

ADJOURNMENT

The meeting adjourned at approximately 7:28 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary