

Caln Township Board of Commissioners
January 25, 2024 7:30 PM
Hybrid Business Meeting Minutes

6:00 PM Public Hearing - 4109 Lincoln Highway - Cohen Property

Board Members Present: Paul Mullin-President, Joshua B. Young-Vice President, Jane Kennedy-Commissioner, Lorraine Tindaro-Commissioner, and Mark Evans-Commissioner.

Staff Members Present: Don Vymazal-Township Manager and Secretary, Denise Miller-Assistant Township Secretary and Administrative Assistant, Lisa Swan (Ms. L. Swan)-Director of Finance and Township Treasurer, Police Chief Elias, Abbey Swan (Ms. A. Swan)-Community Outreach Specialist, Ray Stackhouse-Building and Life Safety, Scott Gill-Director of the Municipal Authority, and Johnnie Huggins-Public Works Director.

Professionals Present: Ross Bickhart P.E. and Roman Jastrzebski Structural Department Manager-Gilmore and Associates, and Mr. McKenna on behalf of Mrs. Petrizio owner of the "The Farmhouse Coffee and Espresso Bar."

Special Guest: N/A

The Board of Commissioners' (BoC) January 25, 2024 agenda was posted on the Township website, at the Township building on January 24, 2024, and agendas were made available for the public at the meeting. The 2024 Township Board of Commissioners meetings were published in the Daily Local Newspaper, on December 27, 2023.

Commissioner Mullin called the meeting to order at 7:30 PM. Commissioner Mullin then called for the Pledge of Allegiance to the Flag.

Opening Comments - Link

Citizens to be Heard

Marc Fox of 256 Thornridge Drive commented on the development in proximity to Park Drive and traffic that was mentioned at the prior meeting.

Township Solicitor

Ordinance 2024-01 To Adopt New Area and Bulk Requirements for Multifamily Townhouse Uses and Development in the TV-1 Zoning District – Ms. Camp noted that the Board held a 6:00 PM public hearing to consider a petition to amend the zoning ordinance submitted by the Cohen Family who own property at 4109 Lincoln Highway. The property is currently split zoned from TV-1 and the rear portion zoned R-4. Ms. Camp also noted that she heard evidence from Mr. Kahn on behalf of the Applicant, Mr. Nagle their Council, and comments from the public in the audience and ZOOM.

Commissioner Evans noted that it would be nice to know who the developer is. Commissioner Young noted that there will be conditional use guidelines for how the development looks and operates.

Commissioner Mullin entertained a motion approving Ordinance 2024-01, as presented. Moved by Commissioner Evans and seconded by Commissioner Young. The vote passed 5-0.

Motion of the Board of Commissioners for the Preliminary/Final Land Development – For Board Consideration, Ms. Camp presented a motion to approve the Preliminary/Final Land Development application for Farmhouse Enterprises LLC. The Applicant filed the Application on behalf of the owner of the property, DPP2022 Properties LLC, which is a Pennsylvania limited liability company owned by Dana Petrizzio and her husband. The property is a 2.095-acre parcel of property located on the south side of West Lincoln Highway and east of the intersection of Bondsville Road and Lincoln Highway, identified as tax parcel #39-4-138.1. Ms. Camp noted that the Applicant seeks to develop a one-story 5,445 square foot building with thirty-eight off-street parking spaces, sidewalk, stormwater management facilities, and other site improvements to be used as a restaurant with a drive-through and be named “The Farmhouse Coffee and Espresso Bar”. The Applicant would like to propose stamped concrete to resemble brick, and to allow lighting on the building versus a streetlight.

Commissioner Mullin asked why they are asking for stamped concrete instead of brick. The Board had concerns about requiring other developments to put brick in their development and then waiving it for this development. Commissioner Young noted that the Lincoln Highway Committee wanted to have brick, so the public knows where Thorndale starts and ends. Ms. Petrizzio replied that brick is a big expense and a big liability for small business owners. Mr. McKenna noted that brick is not an ordinance requirement.

Commissioner Mullin asked if all the streetlights will be on Mr. Jefferis’ property since Mrs. Petrizzio will not have any. Mr. McKenna replied that they have an existing streetlight on the east side of their property. Commissioner Young asked Mrs. Petrizzio if they would have a sign. Mrs. Petrizzio replied that they will have signage.

Commissioner Evans asked Ms. Camp what the Township Planning Commission said. Ms. Camp replied that they recommended approval with compliance on outstanding comments in the review letters. They were also fine with no brick although recognized that the conditional use order requires brick inlay.

The Board agreed to change the motion to read, in lieu of brick inlay in the sidewalk, Applicant shall install stamped concrete with some brick features to be designed by the Board. Ms. Camp noted that the applicant would be required to reapply for Conditional Use consideration if they would wish to remove the brick requirement.

Marc Fox of 256 Thornridge Drive noted that he is not in favor of a brick sidewalk.

Commissioner Mullin entertained a motion, as presented. Moved by Commissioner Evans and seconded by Commissioner Young. The vote passed 5-0.

Township Manager

Authorize the Township Manager to Sign an Agreement to Enter into a Proposal with Cohen Law Group to Perform Verizon Cable Franchise Renewal Service, for a “Not to Exceed” Amount of \$9,975.00

– Mr. Vymazal noted that this was discussed at the January 11, 2024 Board Meeting. Depending on the number of Municipalities that sign a contract with Cohen Law Group, the Municipalities receive a discount. As of today, that discount is 15%, so the township cost is \$8,925.00. Commissioner Mullin asked Mr. Vymazal if an audit is performed. Mr. Vymazal replied that an audit is performed first and then they will engage in negotiations on behalf of the Township.

Update: Storm Sewer Condition Assessment

– Mr. Vymazal noted the storm sewer condition assessment will be a comprehensive review of the storm management systems, stormwater inlets, and stormwater pipes throughout the township. This should help the township identify any areas that need long or short-term repairs or replacement maintenance. Mr. Vymazal also noted that this project should be completed in a few months at which point the township will have the opportunity to have data and make decisions based on actual conditions of this infrastructure and improving the infrastructure that is in a critical state. Then planning ahead developing a capital plan that can be better budgeted. Commissioner Kennedy asked if there is a grant that can be applied for. Mr. Stackhouse replied that the cost is coming from the stormwater tax. This project will be prioritized like the road program.

Tony DiSario of 251 Loomis Avenue

asked if this project was done two years ago, and what part of the Township will be done this time. Mr. Stackhouse replied that Cedarville Engineering (Cedarville) did a study for the Township and this project is starting where Cedarville left off, and the whole Township will be assessed. Commissioner Young noted that Cedarville’s commission was to get everything on the GIS mapping.

Dan Hagan of 217 Park Drive

asked if this project includes natural waterways and erosion to creeks. Mr. Vymazal replied that from a technical standpoint, discharge points will be identified on the GIS mapping system. Mr. Vymazal also replied that this is primarily focusing on the township infrastructure and assessing the conditions of pipes and inlets to make sure they are functioning properly and there are no critical failures to the Township. Commissioner Young noted that it would also tell the Township if the system were working as designed.

For Board Consideration to Authorize the Advertisement of the 2024 Zoning Hearing Update Meeting Dates

– For Board Consideration, Mr. Vymazal asked for Board approval to advertise the zoning hearing update meeting dates for 2024. Meeting dates will be presented at the next meeting.

Commissioner Mullin entertained a motion to authorize the advertisement of the 2024 Zoning Hearing Update Meeting Dates. Moved by Evans and seconded by Commissioner Kennedy. The vote passed 5-0.

Gilmore & Associates

Discussion: Spackman-Davis Farmhouse Roof – Mr. Bickhart reviewed the options for the roof, and the damage to the farmhouse. Alternate 1: Cedar Shake Shingles \$142,000.00 lasting up to 30 years, Alternate 2: Standing Seam Metal approximately \$137,000.00 lasting up to 50 years, and Alternate 3: Asphalt Architectural Shingles approximately \$77,000.00 lasting up to 30 years. Mr. Bickhart also noted that the small slope areas will need a

metal standing seam roof costing an additional \$12,000.00. There will also be structural repairs done before the roof is replaced. Ms. A. Swan noted that there are currently all three roof materials on the roof.

Mr. Bickhart asked Mr. Jastrzebski if he would recommend the Standing Seam metal for the secondary roof. Mr. Jastrzebski replied that the Standing Seam Metal roof would be the better option. The cedar shake does not perform well at the low slopes. The Board authorized Mr. Bickhart to move forward with the planning for Alternate 2.

Tony DiSario of 251 Loomis Avenue asked if there is a grant for the roof. Mr. Vymazal replied that the Township will apply for grants to help support the cost. Commissioner Young noted that \$16,000.00 was budgeted in interest earnings last year and \$272,467.00 was earned.

Authorize Payment Application #6 in the Amount of \$88,522.90 for the Reed Street Drainage Improvements Project – Mr. Bickhart noted that the Township received an approximate \$430,000.00 reimbursement through the grant program. Mr. Bickhart also noted that he will apply for more in March.

For Board consideration, Mr. Bickart presented payment application payable to Foresite Concepts in the amount of \$88,522.90 for the Reed Street Drainage Improvements Project.

Commissioner Mullin entertained a motion, as presented. Moved by Commissioner Tindaro and seconded by Commissioner Young. The vote passed 5-0.

Ordinances and Resolutions for Consideration

Resolution 2024-01 Adopting the 2024 Schedule of Fees for Professional Consultants – **Commissioner Mullin entertained a motion to approve Resolution 2024-01 adopting the 2024 schedule of fees for professional consultants. Moved by Commissioner Evans and seconded by Commissioner Tindaro. The vote passed 5-0.**

Resolution 2024-02 Establishing the Annual Trash and Recycling Fees – Tony DiSario of 251 Loomis Avenue asked what the cost is. Commissioner Mullin replied that the increase is \$4.00 per month.

Commissioner Mullin entertained a motion to approve Resolution 2024-02 establishing the annual trash and recycling fees. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy. The vote passed 5-0.

Minutes to Approve

January 2, 2024 Board Reorganization Minutes – **Commissioner Mullin entertained a motion to approve the January 2, 2024 Board Reorganization minutes. Moved by Commissioner Young and seconded by Commissioner Tindaro. The vote passed 5-0.**

Finance Department

Financial Report – Ms. Swan gave a brief overview of current Township financials. Ms. L. Swan also noted a 99.9% return on tax bills.

Check Approval #51389 to #51383 – Ms. L. Swan noted that check number 51383 should be 51472. Commission Young asked what check 51405 is for. Ms. L. Swan replied that it is for the golf course, and it was classified incorrectly.

Commissioner Mullin entertained a motion to approve check number 51389 to 51472. Moved by Commissioner Kennedy and seconded by Commissioner Tindaro. The vote passed 5-0.

Annual Directors Reports Provided to the Board

Police Department – Chief Elias reported on calls from 2022 versus 2023. Chief Elias noted that there will be testing on April 14, 2024 in order to fill the remaining police officer approved for 2024.

Fire Department – Chief Taylor reported on calls from 2022 versus 2023. Chief Taylor noted that their fund drive mailing will be in the mail shortly.

Building & Life Safety – Mr. Stackhouse reported on the status of developments, land development, residential, and emergency services. Mr. Stackhouse noted eight new occupied commercial buildings and three major renovations in 2023. Mr. Stackhouse also noted that FEMA’s preliminary reimbursement to the Township is \$612,000.00.

Public Works – Mr. Stackhouse noted that he helped public works with their stormwater projects.

Minquas Fire Company Ambulance – A representative from Minquas reported on the increased volume of calls from 2022 to 2023. Commissioner Mullin asked what the turnaround time is now that Brandywine Hospital has closed. Minquas representative replied that it is about one hour.

Ingleside Golf Course – No report given.

Additional Business

No additional business.

Public Comments

Commissioner Mullin noted that Mr. DiSario informed him that the Willows development did not plow or shovel their sidewalks.

Adjournment

Commissioner Mullin entertained a motion to adjourn the January 11, 2024 meeting at 10:00 PM. Moved by Commissioner Young and seconded by Commissioner Evans. The vote passed 5-0.

Submitted by,

Denise Miller
Assistant Township Secretary