

March 15, 2004

The Board of Supervisors held a regular meeting on Monday, March 15, 2004. All members were present and the minutes approved as submitted.

### **Old/New Business**

Matt Houtmann reported that the Knoll drainage plans are ready for bid and will go out by the end of this month. He will also follow up on the Courts at Longwood and insure the last existing items to be completed get done in our township. He will also do a site visit at Steger Gowie in order to address their request for an escrow release.

A zoning hearing board meeting has been scheduled for April 14, 2004. Mr. Lynch on Misty Meadow Drive has asked relief for a backyard pool and impervious surface coverage.

A request from the emergency management group was received asking for approval of additional work to be done in connection with the generator for the township building. This will be put into next year's budget.

The township received a letter from Karyl Kates regarding her subdivision. She is granting the township an extension to May 3<sup>rd</sup> to act on her subdivision. Matt Houtman is reviewing the requested changes in her plans.

**Roadmaster Dave Allen** reported the bids were opened for road materials. A-1 Traffic control get the bid for line painting, stone went to Martin Limestone and road oil to Asphalt Industries. Road crew is working on skin patching and replacing pipe on Cossart Road. They will be attending CDL training on March 19<sup>th</sup>.

### **Proposed TND Ordinance**

Bill Reynolds gave an overview of how the township began the process of planning for a town center around the township property. He also explained the involvement of the Layton family. MaryAnna Ralph explained the MU district zoning, what an overlay is and how it works with the existing zoning. Karen Wood explained how the conditional use process works and went over the sketch plan submitted for the town center and a use by right plan which was submitted for a zoning hearing board meeting. If the town center plan does not get approved, the applicant has submitted a request for a zoning hearing board meeting to secure the opportunity to put in a gas station. An explanation of village commercial and TND was also given. The following comments were given by those in attendance:

Page 2

March 15, 2004

What can be allowed for open space calculations

What will go on the 3 acres at the corner of Hickory Hill Rd. & Rt. 1? Sewage plant is planned for here and this will come under the PUC, which is not subject to zoning.

Sewage will probably be stream discharge and DEP will permit it

Supervisors stated that they would work with the developers to make sure there is no school tax impact on other residents in the township.

Resident believes the township property should not be used since we just went through an open

space tax issue. This property should not be developed. Would rather have less impact with commercial on both sides of the township building, no impact on schools and tax revenue from commercial use.

People feel that the deal is done. Can the public give their approval before the township gives their approval? Bill Reynolds stated the public would have a chance to comment on the lease and at the conditional use hearings.

Aaron McIntyre stated he is respectful of the supervisors hard work but feels the township property should not be used for this development. Side Brookes thanked the Board for communicating the process and allowing for input.

Supervisors stated they would assure a high quality of materials and architectural review by the township. The costs of the residential units will be determined by the market. Bill Reynolds presented a flow chart showing the decision making process. The lease has to be drafted with the developers and this will be done parallel with the conditional use hearings. The public will have an opportunity to comment on this before any signing. The conditional use hearings will start April 1<sup>st</sup>, 7 p.m. at the Hillendale School and continued on April 12<sup>th</sup>. The supervisors appreciated all input, which helps them in their decision making, and we can still all be neighbors. There was a motion to pass the TND ordinance. Discussion followed. Motion passed with Mr. Reynolds and Mrs. Ralph approving the ordinance and Karen Wood not approving the motion. Ms. Wood stated she could not recommend approval of the ordinance because she did not feel the township property should be used for the development. Mr. Reynolds stated that for him there were positives and negatives of the project and in the end, the positives outweighed the negatives. Alma Forsyth prefers to see less density and asked the supervisors to try and reduce the number of units as they go through the approval process.

A bill list dated March 15, 2004 numbering 5056-5060, 7148-6175, PLGIT #161 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 10 10 p.m.

Respectfully submitted: Kathleen Howley, Township Manager