

**Minutes – Board of Commissioners  
Upper Pottsgrove Township**

**October 7, 2019**

A workshop meeting of the Upper Pottsgrove Township Board of Commissioners was held to on Monday, October 7, 2019, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Commissioners Trace Slinkerd, France Krazalkovich, Renee Spaide, Martin Schreiber and Elwood Taylor present. Also present were Township Manager Michelle Reddick, Solicitor Charles Garner, Police Chief James Fisher, Public Works Director Justin Bean, Township Engineer Pete Eisenbrown and Township Secretary Jeannie DiSante.

**PLEDGE OF ALLEGIANCE** – Those assembled pledged allegiance to the flag.

**COMMENTS**

T. Slinkerd announced the two items on the agenda, first will be a presentation on the Kummerer Parcel #01-19, there will be a break for an executive session with no action expected then move onto the Hearing on Appeal of Elwood Taylor.

**NEW BUSINESS**

John Benson, President of Artisan Group and equitable owner of the Kummerer parcel labeled on the plans explained they are a development company and have built over 35 communities in 3 counties in the area. On this project they will be working with their partner Dale Horton, the largest builder in the country. This is an age-restricted community and he has supplied the Township with 4 or 5 different house models of 1600 - 2200 sq. ft. most on all one level with slab foundations. He went on to describe the 59 acre property, zoned R-80, though being developed in accordance with the age qualified ordinance, on which 143 single-family homes are proposed. A landscape plan was displayed and discussed. A waiver request letter was submitted and he expressed his hope that the project could be approved at the next Commissioners meeting later this month and construction could begin the first of the year.

T. Slinkerd noted the traffic improvements the contractor is offering in their October 7<sup>th</sup> letter along with 10 waiver requests. The Board reviewed each waiver with comments from the Township Engineer. The waiver were for wetlands, parking, curbs and sidewalks, basin setbacks, storm water piping, landscaping and trees. Two waivers were withdrawn.

There was extended discussion on the road improvements on Pine Ford Road and Kummerer Road and connections to a new proposed development project on Evans Road that is being designed for submission once the Kummerer project is approved. The developer offered \$82,500 contribution to the Township for offsite improvements.

Mr. Benson asked the Solicitor if there is any progress on the sewer agreement and he was told the Borough has not yet responded however, he did not think there is an issue with the agreement to purchasing the capacity. C. Garner is trying to establish why they believe the planning module is somehow tied to anything we are doing now. Mr. Benson asked if the Township would allow the

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Solicitor and himself to attend the next Borough sewer meeting with the Solicitor's costs deducted from the escrow fund. The Board agreed. This was the end of the Kummerer discussion.

**EXECUTIVE SESSION** - At 8:25 pm Solicitor Garner announced the Board will go into executive session to discuss judicial deliberations and litigation. The Board reconvened at 8:45 pm.

**HEARING ON APPEAL OF ELWOOD TAYLOR**

Solicitor Garner announced this hearing is under the purview of Section 206 of the Municipalities Planning Code regarding the process of removing a Planning Commission member. He read aloud Section 206. E. Taylor had received proper notice of the Commissioners' intent to take a vote, in accordance with Township Resolution No. 703 adopted August 19, 2019, of considering removing him from his position on the Township Planning Commission and had requested a hearing. C. Garner noted that this would be a Local Agency Hearing based on his review of the law.

Joan E. London, Attorney with Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, PA 19610 entered her appearance for the record as E. Taylor's attorney and the hearing proceeded.

**ADJOURNMENT** – At the conclusion of the hearing T. Slinkerd announced the meeting adjourned at 10:27 p.m.

Respectfully submitted,



Jeannie DiSante, Township Secretary