

**Minutes of the Spring Garden Township Board of Commissioners Workshop
5:30 p.m. – September 13, 2023**

Persons Present:

David Detwiler, Vice President Commissioner	Marcy L. Krüm-Tinsley, Township Manager
Andrew Herrold, Commissioner	Dawn Hansen, Zoning Officer
Brian Ports, Commissioner	Krista Gardner, CFO (SEK)
Thomas Gwilt, Commissioner	Craig Ruhl, Public Works Superintendent

I. Commence Workshop

Workshop called to order at 5:30 PM.

A. White Oaks - Recreation and Development Access

Joe Eisenhauer of Inch & Co.: White Oaks Villas proposed at 130 units, Lot 86 proposed at nine 20-unit apartment buildings at 180 units, Lot 78 proposed at an additional 24 units, and “Thistle Hill” / “Brookside Thistle” anticipate 70 units. Current four proposed plans total 404 potential units. Presented Lot 90, 5.48 acres, as recreation land in place of a fee-in-lieu to meet recreation development requirements. Mr.

Eisenhauer will provide an email from the railroad indicating they agree to grant a pedestrian connection from the lot to the Rail Trail. Mr. Eisenhauer stated they believe the property value, with the current improvements, was in excess of \$3 million, which would satisfy the recreation fee of just over \$1 million.

Vice President Commissioner Detwiler expressed concerns with the expense to demo and grade the property in preparation of a recreational use, would like to see a public park in the area for the residents of Wyndham Hills, would like to see access to Golf Club Drive, suggested another property may be more suitable for recreation. Mr. Eisenhauer provided no response to the question on who will demo and grade the property. Mr. Eisenhauer indicated that Inch & Co. and the HOA are not in good terms and would like assistance from the Township on discussing with the HOA access through the HOA for public use.

White Oaks Preliminary Plan was approved the Commissioners July 2023. Lot 78 Plan has been submitted for review by the Planning Commission. Plans for Lot 86 and Thistle Hill/Brookside Thistle have not been submitted.

The Zoning Officer indicated that there are right-of-way and easement constraints on the property for the railroad and state road. The Township could not provide a definitive response to the width of the easement for Golf Club Drive which is privately owned. These constraints reduce any usable area in the lot discussed for potential dedication for recreation. Additionally, Mr. Eisenhauer did not know if Heritage Lane to the rear of the lot in question is owned by the HOA or the developer.

The Township Manager confirmed the recreation in question is for White Oaks Land Development and that the current HOP for access to Indian Rock Dam Road presented is not the access in the proposed recreation diagram, PennDOT will not allow another access point onto Indian Rock Dam Road. The recreation lot size based on the proposed number of units for White Oaks would be 2.6 acres or a recreation fee in-lieu of land would be \$325,000. Though the White Oaks Plan did not show these other developments in phases, if it did, the recreation land to be dedicated would be 8.08 acres or \$1,010,000.

The Board stated that they would prefer to see public recreation inside the White Oaks development.

Commissioner Ports expressed his concern with the safety of the traffic and the expense of demoing and leveling the lot.

Two commissioners will visit the proposed recreation lot.

B. 2024 Draft Budget – Krista Gardner, CFO (SEK)

Reminder of the existing policy to maintain six months of operating expenses on hand in Sewer Fund and General Fund and proposed maintaining a sum between \$0.5 and \$1 million to keep on hand for emergencies. A preliminary draft budget discussion included a high-level review of expense budget changes, outliers, future vehicle acquisition, revenue, and the proposed 2024 budget deficit.

C. Other Business – none

D. Public comment – none

Conclude Workshop

Adjourned at 6:15 PM