

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 22, 2021**

1. Call to Order: The March 22, 2021 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chair Tanya C. Bamford called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Tanya C. Bamford
Vice Chair Matthew W. Quigg
Supervisor Candyce Fluehr Chimera
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Manager Carolyn McCreary
Township Solicitor Sean Kilkenny, Esq.

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Director of Finance Brian Shapiro
Director of Fire Services William Wiegman
Director of IT Rich Grier
Director of Public Works Greg Reiff
Director of Recreation Floyd Shaffer
Director of Planning & Zoning Bruce Shoupe
Director of Administration & HR Ann Shade
Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, there was no public comment.

4. Announcements: Ms. Bamford announced that over the last 14 days, the positive rate of COVID-19 cases in Montgomery County has fallen below %5. The Sewer Authority Biobot study also indicates that the number of cases in the Township has fallen to levels that have not been seen since last summer. Ms. Bamford reminded everyone to not let their guard down and to continue to practice safety precautions.

Ms. Bamford reported that during the pandemic there has been an increase in hate crimes against the Asian community. Ms. Bamford stated that hate is never the solution and it is not to be tolerated against any singular group of people. Ms. Bamford encouraged the Township's Asian community to report any issues or concerns by calling 911 and to please not stay silent if you are the victim of a hate crime.

Director of Fire Services Bill Wiegman reported that on March 8, 2021, the American Red Cross held a virtual award ceremony honoring ten local heroes for their actions during a medical emergency at a township business. The American Red Cross presented four members of the Department of Fire Services, five members of the Volunteer Medical Service Corps of Lansdale and an employee of the business with Lifesaving Awards.

5. Announcement of Executive Session – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session immediately following their public meeting on March 8, 2021 to discuss two personnel matters. The Board of Supervisors also met in an Executive Session at 6:30pm this evening to discuss three litigation matters. Mr. Kilkenny

stated that the topics discussed are legitimate subjects of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

6. Consent Agenda:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the minutes of the March 8, 2021 meeting and the Bills List dated March 22, 2021 were approved as presented.

7. Presentation: Public Works Department Recognition: Representative members of the Department of Public Works were present to accept the commendation for the department's service.

MOTION: Upon motion by Ms. Chimera, seconded by Mr. Quigg and unanimously carried, the Board adopted resolution #2012-19 commending and congratulating the Public Works staff for their commitment to the community and their dedicated efforts on behalf of the Township and its residents.

Public Hearing:

8. Costco Conditional Use Hearing: Gasoline Sales – Ms. Bamford opened the public hearing at 7:13 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. Robert Brant, Esquire, represented the applicant, along with J.P. Andrews of Costco, Clifford Bock, P.E., and John Harter, Traffic Engineer. Mr. Andrews presented the proposal for the gasoline filling station, including the layout, hours of operation and staffing. Questions regarding blasting safety from the quarry, lighting and screening from nearby properties, traffic congestion on Costco Drive and Garden Golf Blvd. and future electronic charging stations were discussed. The hearing was closed at 7:41 p.m.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried, the Board approved the conditional use to allow for gasoline sales at the Costco Warehouse, with the following conditions: 1) the applicant shall install infrastructure to support the eventual installation of electric vehicle charging stations to the satisfaction of the Township Engineer; and 2) the applicant shall resolve all traffic control issues, specifically Garden Golf Blvd. and Costco Drive, to the satisfaction of the Township's Traffic Engineer in the land development process.

Public Safety:

9. Donation of Police Vehicle: Chief Bendig reported that the Montgomery County Police Chiefs Association, in conjunction with the Montgomery County Department of Public Safety, sponsors an Emergency Vehicle Operator's Course (EVOC) for law enforcement and other emergency operators. Funding for vehicles utilized for the EVOC practical exercises is limited. Currently, vehicles utilized for the EVOC are retired police service vehicles donated by municipalities that

use the training. In 2017, all police department authorized drivers attended this course. The department proposes the donation of a 2016 Ford Police Utility Interceptor for the EVOC program.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Quigg and unanimously carried, the Board authorized the donation of a 2016 Ford Police Utility Interceptor (VIN: 1FM5K8AR5GGC72665) to the Montgomery County Department of Public Safety for use in the EVOC program.

Administration & Finance:

10. Approval of Board of Assessment Appeals: Ms. McCreary reported that the North Penn School District and the property owners of the following parcels have reached an agreement as to the assessment appeals and reverse assessment appeals, which now require action by the Board.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried, the Board approved the stipulated agreements and authorized the Township Solicitor to execute the settlement stipulations for: 100-102 Commerce Drive, owned by AW Real Estate Inc.; 980 Bethlehem Pike, formerly owned by JPMCC 2017-CIBC19 Bethlehem Pike LLC; and 710 North Wales Road owned by Montgomeryville Realty Partners LP by Walgreen Eastern Co. Inc.

Planning & Zoning:

11. Discussion on Proposed Property Dimensions to Accommodate Requests for Backyard Chickens: Mr. Shoupe reported that staff has reviewed the ordinance requirements put in place by a number of local municipalities that have adopted rules for backyard chickens. Staff is recommending that the minimum size lot would be 20,000 square feet which would support 4 chickens and 40,000 square feet or larger which would support 6 chickens. Roosters would be prohibited. Mr. Shoupe stated that if the use is pursued, staff is recommending the adoption of an ordinance allowing this as an incidental use on an actively used residential property and requiring a process giving assurance of public notice for neighboring property owners and an opportunity for them to comment on the application. Mr. Shoupe presented a map showing the various residential districts. Once permitted, good management practices are required for the care of these animals and standards would be included in the proposed ordinance. Staff is seeking direction from the Board on how to proceed. Discussion followed regarding the proposed process. Mr. Quigg expressed his concern regarding the nature and character of the way the Township is setup and the size of most of the lots within the Township and suggested that the minimum requirement might be considered to be larger, such as 25,000 square feet. The Board asked Mr. Shoupe to prepare a map showing the various lot sizes, color-coded, so that they could see how many properties this ordinance would cover. The discussion was tabled to a future Board meeting.

Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Staab, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary