

**Milford Township Board of Supervisors’
Work Session Meeting Minutes
June 25, 2024 – 3:00 p.m.**

Attendance: Supervisors present: Charles Strunk, Chair; John Mininger, Vice Chair; and Christian Haberle, Member. Staff present: Jeff Vey, Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer

Call to Order: Chairman Charles Strunk called the meeting to order at 3:00 p.m.

Consideration of Zoning Use for Vape/Smoke Shop. Mr. Haberle stated while at the PSATS conference there was discussion of creating a use for vape/smoke shops. There are currently close to a dozen of these shops in Richland Township and Quakertown Borough. Mr. Haberle noted these stores can go anywhere due to no use being established. Mr. Vey noted the closest use listed in the Zoning Ordinance would be a Retail Shop and noted there are two avenues for control, licensing and ownership. Licensing has the ability to maintain a list of retailers with a yearly fee for monitoring to prevent the use in children and reducing the total number of retailers with the capping of the number of licenses. There are restrictions near schools and in residential zones along with a restriction on who can sell tobacco. The areas these types of stores are located seem to be more urban than Milford Township. There can be prevention of retailers from operating in certain zones, 500 feet from schools, churches, or public parks. Mr. Vey stated it boils down to the prohibitions in the zoning district and presented the Zoning District Map showing the location of the Commercial Zoning District. It was noted that retail is permitted in the VC-1, VC-2, and AMU Zoning Districts by Conditional Use. Mr. Mininger stated he doesn’t have an opinion. A discussion was had on limiting the use from the VC District to the Commercial District. Mr. Haberle stated a use should be made for a vape/smoke shop. Mr. Vey stated zoning regulations for dispensaries should be looked at as well.

Neighborhood Improvement District. A request has been received to create The Milford Village Neighborhood Improvement District. Mr. Haberle stated he has read a lot about Neighborhood Improvement Districts. Mr. Haberle said you take a district, if property owners want to join, you create a special assessment to pay for resources. A bond is then issued. If there are no cash funds, a special assessment district is created with a tax, with the money being collected by Keystone Collections to pay the bond. Mr. Haberle noted this has been done by other municipalities Lower Mount Bethel being one. Mr. Vey stated it is not like a real estate tax with scheduled payments the Neighborhood Improvement District Master Association makes the calls. This would give financing to enable the Route 663 corridor improvements and Mill Hill Court cul-de-sac. Mr. Haberle stated sewer is another concern and asked if the money would be used from this to pay for sewer. Mr. Vey noted this is the same organization that issued the township bond, and they do a good job. Mr. Vey asked how much we want to get our hands into future uncertainties. The administrative overhead gets paid by assessment. Mr. Mininger said he would like to research further prior to a meeting with LifeQuest.

Potential Change for Driveway Width Regulations from Zoning to SALDO. Mr. Vey stated the current driveway width regulation of 35 feet is located in the Zoning Ordinance and asked the Board if it is more appropriate to be moved to SALDO, if not eliminated. Mr. Haberle asked if we could get the traffic control needed if changed. Mr. Mininger stated he prefers to keep the regulation and to move it from Zoning to SALDO. Mr. Haberle asked if moved, should the regulation be adjusted to today’s size trucks. Mr. Vey stated he will discuss with Mr. Andersen and will look for any further changes that may be needed.

Agritainment Ordinance. Mr. Vey stated he has reviewed Upper Macungie’s Ordinance allowing farms to hold events. The ordinance allows agritainment of agricultural lands as a Conditional Use on parcels of least 10 acres and is incidental to the principal agricultural use. The permitted uses include seasonal fairs, hayrides, mazes, apple picking, weddings, and the like. Scary Halloween attractions are permitted and must be set back 500’. Not permitted uses include flea markets, golf courses, games of chance, haunted houses with recorded screams, circuses, and carnivals. The ordinance regulates the time of day the event takes place, lighting, exterior storage, conversions, temporary structures, parking, traffic, and litter control. Mr. Vey stated this is a way to support agriculture in Milford Township and noted there are items to watch out for such as acreage, restructure on size and location, parking and landscaping, water, sewer, food service, floodplains, and steep slopes. Something to consider is the submission of grading plans, permits, and access to roads. Mr. Haberle noted there are currently two properties with an agritainment use, Morgan Creek Farm and The Farm and when they received Zoning Hearing Board approval, the applicant was to reach out to the fire police for assistance for larger events. Mr. Haberle said this is a good start and

he thinks there is more needed and once a draft is ready it should be sent to the AG Committee for review and comments.

Compilation of list of roads with conditions and included infrastructure elements (stormwater, sewer, water, curbs, etc.). Mr. Haberle said he would like to get a list compiled of the roads and the condition they are in along with a longer project expectation, such as Weiss Road Bridge. The list should also include what roads are to be paved and when they are to be paved from year to year. Mr. Vey stated that will be done when we go through budget for the capital program.

Archeology. Mr. Vey said he has been in contact with Michael Baker International Inc. There was an archeological survey done with the Turnpike construction where chips of jasper were found along with other historical period items. Mr. Vey stated he is looking at the site near Wonsidler Well Drilling. Mr. Vey presented A Scope of Work put together by Michael Baker International which includes, Project Coordination; Archaeological Survey; Historic Resources Survey; and Cultural Resources Survey Report. Mr. Haberle asked if a cost has been provided. Mr. Vey said the best thing to do is start with a dig for \$20,000-\$40,000 using ARP funding which needs to be allocated before the year is over.

Requests for Sports Fields/ Baseball Fields. Mr. Vey stated he is looking to get the principals of soccer and baseball together to discuss the future use of the fields regarding the scheduling of events and exclusive use of the fields.

Dog Park. Mr. Vey said he is looking at the Bast property for the location of a dog park. The site is improved with water, sewer and electric.

Update of Temporary Community Event Ordinance. Mr. Vey said he will be looking to update the Temporary Community Event Ordinance. Mr. Mininger asked for a model ordinance to look at.

Act 537 Update. Mr. Vey stated the Act 537 Update is ready to proceed. One item has come up with the cherry packing property that takes access off Rosedale Road on Dahl Road. There is a building there that has been used for storage. There is a potential purchaser who would like to store pods on the property. It has been discovered that there is an incinerating toilet located in the building. Mr. Vey asked the Board how incinerating toilets should be handled in the Plan. Mr. Mininger stated he has no problem with incinerating toilets. Mr. Vey asked if incinerating toilets should be permitted for businesses and not residential? A discussion was had on holding tanks and the requirements in place. Mr. Haberle noted a letter should be sent to those residents with holding tanks that are in violation of the ordinance to which Mr. Mininger agreed.

DEP PRP/MS4 Program. Mr. Vey stated a Pollution Reduction Plan for streambank restoration is needed. The deadline is August 31, 2024. Mr. Vey said he has contacted Archewild and locations have been looked at for potential areas for permitting, such as the Licking Creek. Archewild is to meet with DEP to discuss moving forward with the PRP. Mr. Vey reported the contract price for consulting is up to \$5,000 and will be presented at the next meeting.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the meeting of June 25, 2024 at 5:33 p.m. The motion was seconded by Mr. Mininger and passed unanimously.