



**WHITE CLAY CREEK**  
**National Wild & Scenic River**  
*Ours to Enjoy. Ours to Protect.*

## Meeting Minutes

December 13, 2018, 10:00am - noon

New Garden Township Building, 299 Starr Road, Landenberg, PA 19350

### Attendees:

Shane Morgan	Don Peters	Ed O'Donnell	Rick Mickowski
Tom Coleman	John Goodall	Doug Janiec	Tracy Surles
Erin McCormick	Kate Raman	David Hawk	April Schmitt
Kristen Travers	David Koppeser	Andrea Withers	Mike Zuk

Don Peters chaired meeting.

Doug Janiec made a motion to approve the June Minutes. Ed O'Donnell seconded the motion.

### Presentation

Shane provided a review of the what the White Clay Wild and Scenic River Program has accomplished over the past five-year cooperative agreement. The presentation was based on the close out report due to NPS on December 31.

### New Business

Shane reviewed two land development projects brought to her attention recently.

A proposed **Dog Training/Show Facility located in London Grove Township** at 645 N. Guernsey Road, West Grove, PA. It is in the Agricultural Preservation Zoning District, but the property itself is not preserved. There is also a ground water protection area adjacent to the proposed building and parking lot. Animal training facilities are allowed as a conditional use on agricultural properties in London Grove Township. The owners plan on hosting year-round weekend events that will draw up to or exceeding 150 cars and 14 RV's along with hundreds of dogs. They will also host weekly dog training lessons during the day and evening. Shane asked the committee if they saw an immediate red flags with this proposal. Mike Zuk mentioned that if it is not an agricultural use then a waste management plan may not be required. This should be explored since that would be a lot of dog waste generated at this facility and it is adjacent to a groundwater protection area. John Goodall also pointed out that the state of Pennsylvania doesn't consider dogs an agricultural use and this could be a problem if located in an agricultural preservation zoning district. The next conditional use hearing is scheduled for January, 3 at 7pm at London Grove Township Building.

### **The Three Little Bakers – Terraces at Pike Creek Exploratory Plan**

Shane gave a brief overview of what she knew about the plan then asked if anyone had more information on this as it seems to be an ongoing issue (dating back at least a decade or more). There appears to be much public opposition to the proposed development plan from Pike Creek residents. The developer would like to remove the golf course restriction from the deed and develop part of the golf course and also lift a restriction on how many

dwellings can be built, while simultaneously adding @100 more acres to the required 130 preserved acres. Shane noted that the plans can be found online at <https://nccde.org/461/Pike-Creek-Golf-Course-Development-Plan> and that the Land Use Planning Committee will be accepting public comment by email before Jan. 4 at: [landuse@nccde.org](mailto:landuse@nccde.org). Tracy Surles noted that the planning board will then make recommendations to county council and there will be another opportunity for public comment at the County Council Meeting.

April S. asked about the proposed abandonment of the Christina Towers at University of Delaware. Tom C. gave an overview of what the university is planning on doing. The towers will be abandoned this year, but they are not scheduled to come down yet. The parking lot will remain as is. He did mention that the towers also house cellular antennae and so when they go down it is possible that a cell tower will be built to replace the structures. April was interested in the arboretum that was proposed by Jerry K. in an article she read.

### **Old Business**

The New Garden Cell Tower Zoning Hearing has concluded. Shane provided testimony at one of the hearings. There will be a public decision made by the end of January.

Shane met with Stacy McNatt (NCCo) and Andrew Hayes (contractor) on site and walked the stream where the proposed Chestnut Valley Stream Restoration on Pike Creek is to take place. They will mainly be adding grade control features in several locations to try to slow down the stream velocity. Most of the homes were built in the flood plain and are piping runoff directly to the creek. Shane met with two homeowners along the stream to discuss the catch the rain program. The county is also interested in purchasing a stream sensor to install at the base of the creek before it enters the pond to collect some pre and post construction data. They are also still seeking out funding for the project.

The White Clay Creek State Park Draft Master Plan will be out for review after the holidays. Once the draft is completed a public meeting will also be scheduled.

Shane noted that Penn Future is still looking for someone to sign an affidavit saying they use and enjoy the creek (trout run specifically).

### **NPS River Manager Report**

Jamie was not able to attend this meeting due to other conflicts, but he noted that the Philadelphia position for White Clay is still pending to be open. They are waiting for US Office of Personnel Management to officially open it, but have all the approvals. He also noted that the next meeting of Partnership Wild and Scenic Rivers will be held September 15-17 in Somers Point, New Jersey along the Great Egg Harbor.

### **December 2018 Statement of Financials and WCRF Update**

Doug Janiec asked about spending down White Clay Restoration Funds and whether the money is still being reserved for viable projects. Shane noted the money will be spent down on the DE bacteria testing and that we are waiting for the City of Newark to get the needed funding to build the bathrooms at Preston's Park before we can purchase the fountain and put up the signage, but that this is still moving forward.

## **Subcommittee Reports**

### **Land Preservation**

Erin introduced Kate Raman who will be taking over her role on the Steering Committee for Natural Lands. Erin also indicated that New Garden Township closed on Saint Anthony. She indicated that her and Karen Clancy have a meeting set up with Tony Scheivert (Township Manager) to discuss stewardship of the property. She also mentioned that the Christie paperwork is complete on their end, but they are waiting on a mortgage subordination from the owners. It should close early 2019.

John Goodall noted that the 190-acre Hutchinson Farm Preservation in Penn Township should conclude in early January. This includes the 38-acre woodland parcel in London Grove Township. He also noted that the riparian planting was managed by hand this fall (due to the wet conditions). He also noted that the conservation easement was amended to include language about the voluntary practice on private lands to accommodate requirements set by the Water Fund, rather than having the homeowner sign another agreement. John also noted that the land preservation project he is currently working on, located on a 45 acres across three townships, will need to undergo a reverse subdivision process before it can be preserved. This land is being donated by the landowner, but the landowner is not willing to pay for the costs of the easement or the endowment so John is working to find additional funding.

Mike Zuk provided some Chester County Conservation District Project Updates. Of note were two projects, one recently completed at a mushroom farm on the corner of 41 and Newark that should help with runoff, and another that involves a buffer planting at Mother Earth Farms above route one with support from Stroud.

Shane noted that her and Mike did a walk through at Hoopes Farm to look at the buffer planting and management. The buffer management has been very successful, as only 25 trees needed replacement (out of 750-800 total) and many had already popped out of the tree tubes. The remaining budget for work at Hoopes is \$537, however, more funds could be added if needed and Shane will check with Tom Hubbard on this as they partnered with us on this in the past.

### **Research and Restoration**

#### **Water Quality Monitoring**

Shane gave a brief demonstration on how to use the new ARC GIS map created with assistance from Andrew Homsey (UD) specifically for the White Clay watershed. The link to the map is included here: <https://bit.ly/2SJsTAa> The map can be used to view monitoring sites in the watershed, land uses, buffer gaps, preserved land, etc. She asked that the committee test it out and get back to her with any suggestions. It is still a work in progress, but Shane has found it useful in terms of preparing for catch the rain visits, working with stream volunteers, and talking about potential projects for municipalities to undertake.

Shane presented the bacteria data for White clay Creek collected over the past seven years. The general trend is increasing bacteria loads throughout the white clay. The Delaware sites tend to be higher in concentrations, but the Pennsylvania sites remain impaired as well. Shane noted that she is still waiting for the microbial source tracking results from this year's collection and that she asked Jinjun Khan (Stroud) to include a brief report to interpret the data so we can determine how to move forward.

Shane also noted that the Swim Splash Smile grant has allowed her to have the UD intern and volunteers collect more grab samples for laboratory analysis at the four sensor sites. We are collected data on Nitrate, Orthophosphate, TSS and Chlorides as well as seasonal bacteria grabs. She is also planning on using the grant to purchase a portable sensor that can be used to test out different protocols, or specific sites (like upstream of Papermill Road at the Middle Run site). There is also a teacher at AGIS interested in using sensor with his students at the stream running through the school property.

### **Catch the Rain**

Shane noted that the September Catch the Rain Workshop in London Grove Township was a success. She conducted 3 site visits with attendees of the workshop and sold 6 rain barrels at the workshop. An additional 5 site visits were conducted due publicity at the to the New Castle County meeting at Chestnut Valley and the local township newsletters. While most of the practices installed have been trees plantings and rain barrels, there are 2 potential rain gardens to be installed this spring on residential properties.

Shane mentioned she was asked to speak about Catch the Rain and sit on panel to answer questions about doing outreach to private land owners at the upcoming DRWI annual meeting in Macungie, PA this February.

Shane also indicated that other positive outcomes from the Catch the Rain program include potential buffer plantings on HOA preserved lands, and even large landowners with creek front property. She recently learned from Rob Daniels (Brandywine Conservancy) that the London Croft HOA followed through with treating the Phragmites on site and are scheduled for a May 25<sup>th</sup> tree planting. 3-350 trees will be planted on 1.2 acres of protected lands along a 1370' unnamed tributary to the East Branch. Additionally, a recent site visit put Shane in touch with a private landowner on 10 acres of the Middle Branch who has a conservation easement. The landowner agreed to meet with Shane and Rob in January to discuss planting a stream buffer.

### **Education/Outreach**

As part of the Christina Watersheds Municipal Partnership, Ellen and Shane are working on helping West Grove Borough to meet its TMDL permit requirements. We will be meeting with Chris Obropta from Rutgers in January to conduct an initial walk through of West Grove. Chris does GSI assessments for municipalities and is willing to bring his students out to West Grove to do this for us. We will invite the local extension office and anyone else who is interested in learning how to do this type of assessment to our walk through so it can be replicated in Pennsylvania. The assessment will then be used as the basis for a grant application for larger funding for implementation. Simultaneously Shane will host a catch the

rain workshop for the borough sometime this Spring for West Grove residents and businesses.

**Announcements**

DRWI Annual Meeting Feb 12-13 at Bear Creek Lodge (Macungie, PA)

Creek Fest Save the Date, May 4, 2019 – Phung Luu is BACK!

Next quarterly meeting for WCWSP will be in March