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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M.

Members in attendance were: Joshua Stouch, Joe Richardson, Tom Wynne, Bill Zern, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, and 9 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of August 9th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Zern to recommend approval of the August 9th, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Wynne-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, and Susan Rice – waiver request letter dated 9/4/18.

Quigley Bus Service – (Land Use Appeal Pending) Staff/Engineering meeting was held 8/9/18. Will attend fall P/A meeting.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2018.

Wynstone Subdivision – New Hanover Township, no new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Preliminary Plan Approval Granted. Final Plan Review Pending.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending.

PA Medical Cannabis Legislation – No new information received.

Holly Road – Neighborhood mixed use on 52 acres. G&A 2nd review dated 9/12/18. Mr. Ludgate was present to go over the revised sketch plan showing that the change for the main access road will have no townhouse driveways (concept #4) and has no problem complying with the engineers review letter. Mr. Ludgate would like to move forward with a Preliminary Plan Submittal. Mr. Hagadorn questioned the developable land calculations. Ms. Dobbs stated that the retail areas look over parked, Mr. Ludgate explained that the parking will be adjusted once we know what retail business is going in these areas, at the moment more parking was set in place. Mr. Wynne asked the developer if he would take a look at the proposed Landscape Ordinance to implement it into this proposed plan, Mr. Ludgate agreed to look into it. Mr. Link asked what is proposed in this plan, Mr. Ludgate stated we propose residential with 166 townhomes, 24 single family homes, and 28,000SF of retail consisting of four buildings. Mr. Updegrave asked if access roads are coming off of County Line Road, Mr. Wynne replied yes. Mr. Updegrave stated that there will be more traffic, it is already hard to see at that section of road. Mr. Hagadorn stated that the developer will have to do a traffic impact study. Mr. Stouch stated that he liked the fitness trail system that is proposed however he asked if a small trail could be installed to connect everyone to the trail system, Mr. Richardson added that he would like to see some parking near that trail system. No other questions or comments were given.

Moyer/Mooney – BOS approved Waivers and Development Plan on 6/18/18.

303 Gilbertsville Road- Proposed 20 lots, Joe Marguisity (Awaiting revised Sketch Plan). Mr. Marguisity stated that he purchased an adjoining 3.5 acre parcel (flag lot) and added it into the revised sketch plan, this will enable single access on Gilbertsville Road and emergency access onto the added flag lot parcel. Mr. Marguisity stated that he hired a Traffic Engineer to do some work before he does Preliminary Plans. Mr. Stouch had a concern of that access on Gilbertsville Road, he would like a different location of that driveway if possible. Mr. Marguisity stated that there is a small section of wetlands that has cat tails growing on it that would be the only other option however he doesn't know if

that is acceptable to do in wetlands. Mr. Marguisity said that this is a By Right Plan, no zoning changes would be needed. Ms. Dobbs stated that this plan seems to be more functional than the previous plan as far as meeting the intent of the zoning district. Mr. Hagadorn suggested replacing the cul-de-sac by making a looping road throughout the development if possible, Mr. Marguisity said he must work with PennDot on the access road. No other questions or comments were given.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Introduction of Mixed use Proposal, includes Specht Property on Swinehart Road. Mr. Bellwoar is looking for a possible text amendment/R-3 Mixed Use Overlay. Mr. Graf stated that this property is two thirds in Douglass (50 acres) and one third in Colebrookdale (20 acres), a drainage channel runs through the property. The proposal is for 194 townhomes in Douglass and 109 units in Colebrookdale, Neighborhood Mixed use Overlay is an option with added retail on Mill Street and office space on Swinehart with a walking trail network throughout the development. Mr. Graf stated that they presented this to the BOS and was referred to the planning agency to modify ordinance or re-zone property. Mr. Stouch noticed that the entrance off Swinehart does not line up with Jackson Road, Mr. Graf stated that we didn't line it up because Swinehart Road drops off and it would be a site distance issue. Mr. Wynne asked what is the proposed density, Mr. Graf stated that with a Mixed Use overlay real numbers are 142 townhomes, Mr. Hagadorn asked who would take care of open space. Mr. Graf stated that an HOA or Township would take care of open space. Mr. Link is not in favor of re-zoning, if you put retail in people will cut through that area resulting in more traffic. Mr. Link prefers to make it senior citizen living, then it would not overload the schools and save the acreage and get funding. Mr. Wynne stated that if the property is zoned for something that is allowed we cannot tell the developer that you can't do that, we can suggest what we would like to see in that area. Mr. Link said these developments cause great impact on our schools, roads, emergency services, senior living will not impact the schools. Mr. Stouch said Douglass Village is packed, it would be perfect for this area. Mr. Hiriyak commented that Mr. Blue has a property on Swinehart that got an overlay for 55+ housing and he claims that he cannot market it, Mr. Stouch stated that he thought it had something to do with elevators and open space requirements. Mr. Graf said he can't speak for Mr. Blue but there is an attraction to making a portion of this property 55+ housing. Mr. Wynne liked the mixed use idea, Mr. Hiriyak liked the interconnecting walking trails. Mr. Graf stated that there is so much open space for sidewalks and trails throughout the entire property. Mr. Link stated that the senior citizen places are packed and there is a waiting list to get into them. Mr. Bellwoar asked if the mixed use idea was agreeable, Mr. Wynne asked to have a workshop before the next P/A meeting on October 11th at 6pm with Ms. Dobbs as to what is the best option (mixed use/text change) for this proposal. No other questions or comments were given.

Workshop Items

(ACTIVE)

- a. Signage and Lighting Ordinance Revisions – This will be the next project for possibly January 2019.
- b. Act 209 Study – Act 209 Committee Meeting TBA – October 11th workshop Act 209 Updates and discussions on possible Mixed Use Overlay/Text Amendments for 650 Englesville Road proposed development.
- c. Zoning/SALDO Updates (Codification in process) – Mr. Hiriyak stated that he will get an update on the codification.
- d. Mapping out Market Street

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – No Meeting

Public Comment

Mr. Stouch said that Mr. Link had a valid point, I get beat up about the increased residential development in the Township. People do not understand that according to zoning ordinances you have a right to do certain things with your property, developments cause school tax issues, school placement issues, and the increase in police coverage and emergency services for all. We need to look at other ways of funding these services whether we lean on the developers or some other avenue. Mr. Wynne asked if the Landscape Ordinance could be scheduled with the BOS, we need to get that done. Mr. Hiryak stated that the first of the month is better, there is less on the agenda. Ms. Dobbs and Mr. Hiryak will set up a presentation date for the BOS.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – October 2018
- IV. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303 Gilbertsville Road – Sketch Plan

A motion was made by Mr. Stouch, seconded by Mr. Wynne to adjourn the meeting at 7:55pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Adams-Aye, Zern-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on October 11th, 2018.

Respectfully submitted by,
Marcy Meitzler