

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

Members in attendance were: Josh Stouch, Joe Richardson, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Blake Dunbar, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser and 10 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag and welcomed Blake Dunbar as the Township Planning Agency Solicitor. Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of May 9th, 2019. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of the May 9th, 2019 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Mr. Wynne announced that there was no quorum for the June 13th, 2019 P/A Meeting, there is a brief summary of the discussions however because there was no quorum the summary is for review only and it is not considered an official meeting. Also the July 11th, 2019 P/A Meeting was canceled due to the intense storm that created major flooding conditions in the surrounding areas.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers. (On Hold)

Quigley Bus Service – (Land Use Appeal Pending). Nick Feola – Revised Preliminary Plan and Waiver Request Letter received June 2019. G&A review letter dated 7/31/19. Ms. Rodden stated that they have some updates to go over, a new plan was submitted and a waiver request letter. Mr. Feola gave a brief summary of the waiver requests: Sections 404&405 – from widening Swamp Creek Road, and from providing curbing on Middle Creek and Swamp Creek Roads, other than at the northeast and southeast corners of the intersection of Schlegel Road and Swamp Creek road. Per the zoning decision, buses are excluded from using these roads (other than any existing routes); Section 410.B- from providing minimum separation distances for the forebay spillway. Forebay spillways are not intended to function the same as primary basin emergency spillways, as the forebay is a component of the overall basin facility, and all flows from the forebays will enter the primary basin; Section 410.1.- to allow basin side slopes to be 4:1 instead of 5:1. This allows the surface area at the basin bottom to be maximized, which is crucial to meet loading ratio requirements and proper functioning of the infiltration component. The proposed side slopes are stable and readily mowable as side slopes up to 3:1 are generally accepted to be suitable for mowing, etc.; Section 415.3 & 420-4.B.1.a. – providing a landscape island every 15 spaces within the bus lot, since it is an operations/storage lot versus a parking lot for. Providing trees within the bus lot is not compatible with the facilities operational use. The associated trees have been relocated to the surrounding buffers and screen, so the required number of plantings is provided within the site; Section 415.11 and 420-4.B.4 from providing landscape medians in the parking and bus lots over 150 spaces. With a bus lot use it is not practical to have landscape medians particularly as the vast majority of the lot is proposed to be stone. The parking lot is predominately used for employees, and landscaped islands are provided throughout the parking lot; Section 420-3 – a partial modification to allow reduced plantings for the softening buffer along Schlegel Road, from the proposed driveway to Swamp Creek Road across from Waste Management Facility, and the screening buffer along a portion of Swamp Creek Road to allow for visibility from these roads for security purposes. The remaining required plantings have been dispersed elsewhere within the site; Section 420-4.B.2 – from providing landscape islands at the ends of parking rows of the bus lot, since it is an operations/storage lot versus a parking lot. Providing trees within the bus lot is not compatible with the facilities operational use. The associated trees have been relocated to the surrounding buffers and screens, so the required number of plantings is provided within the site; Section 420.4.C – a partial modification to allow reduced plantings for the

filtering buffer between the bus lot and Swamp Creek Road to allow for visibility from these roads for security purposes. The remaining required plantings have been dispersed elsewhere within the site; Section 424.1.A – from installing sidewalks along Middle Creek, Schlegel, and Swamp Creek Roads. There is no existing sidewalk network surrounding vicinity of the project, there are no destinations to be reached by pedestrians, and the rural character of the project area precludes the purposeful use of sidewalks; Section 425- From installing curb along Middle Creek, Schlegel, and Swamp Creek Roads, other than the installation of curb at the northeast and southeast corners of the intersection of Schlegel Road and Swamp Creek Road. Per the zoning decision, buses and excluded from using these roads (other than any existing routes). The area is rural in character, and curbs are not needed for drainage. Mr. Wynne stated that he would like time to review the waivers and he would like the Road Master's input on some of these issues. Mr. Hagadorn stated that he forward a new concept to plant islands within bus lot at strategic areas with no plowing interference. Mr. Hagadorn stated that the County should review the proposed plantings and vegetation, a copy of the new concept will be forwarded to Ms. Dobbs for review. Ms. Dobbs will try to have the land development review for the September meeting. Mr. Wynne would like the opportunity to review the planting drawings at that time. The site distance was discussed at Schlegel Road involving an electric pole. There is an easement for Met-Ed at that pole and Ms. Rodden and Mr. Dunbar will discuss the issue and come up with a maintenance agreement option. Mr. Wynne felt that approvals might be ready for the September meeting, pending the MCPC landscape review. No further questions or comments were given.

Danny Jake/Hallowell Cluster- (Possible Plan Revisions Pending) E-mail dated 8/5/19. There was a brief discussion of Mr. Rosen wanting to develop this in 2 phases. Phase I being the original plan of 22 homes and Phase II would be addressed by Keystone Homes who is interested in more density but wants to donate more open space land. Ms. Bauer expressed concerns that increasing the density of this development would create more water runoff and flooding issues. Mr. Stouch stated that he was not in favor of higher density. Ms. Bauer said we should not add more open space until we use what we already have. Ms. Dobbs suggested an HOA maintained open space. Mr. Wynne asked if it can be a non-maintained open space, Mr. Hagadorn mentioned that it could be farmed open space. Ms. Dobbs stated that the proposed Phasing of this development might trigger a re-submission with the MCPC for a formal review.

Wynstone Subdivision – New Hanover Township, no new information.

Minister Creek LP – Mixed use project – (Project on hold).

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

Holly Road – Neighborhood mixed use on 52 acres. Revised Sketch Plan Review dated 9/12/18.

Preliminary Plans received 4/1/19. G&A Review Letter dated 4/19/19. PMRPC comments dated 5/3/19. (Plan to be revised per reviews).

303 Gilbertsville Road – 20 lots, E-mail and Sketch Plan dated 3/8/19. No new information.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS 5/6/19. (Awaiting Plan Submittal).

Joseph Margusity – Avante Apartments Expansion, E-mail & Chronology of 200 Gilbertsville Rd. dated 3/8/19. Staff Meeting held 6/3/19. Charles Garner, Esq. will address the BOS at a later date.

North Forest Development – Wildermuth Farm (Awaiting plan submittal).

Stafy Tract II – 165 Smith Road, Revised Preliminary Plans received.

Mr. Wynne announced that the zoning hearing for the proposed corn maze on Schlegel Road was held on Monday July 29th and has been continued for September 17th @ 5pm. Manager Hiriyak stated that new information was given the night of the zoning hearing and it was decided to continue the hearing in order for the new information to be reviewed by the Solicitor and Engineer.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Draft Land Use Assumption Report, Act 209 Workshop in September @ 6pm. Mr. Hagadorn will bring the G&A Traffic Engineer.
- b. Signage/Lighting – Ms. Dobbs will e-mail information/updates for September/October meeting.
- c. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review. Ordinance updates required.

(INACTIVE)

- d. Green Building Ordinance
- e. Revitalization

Pottstown Metro Regional Planning Commission Update

No July or August meetings. Ms. Dobbs stated that there is another 2019 Mini-Grant available for \$25,000 for Park Improvements. The application deadline is October 18th, 2019. Mr. Stouch asked if park improvements included resurfacing basketball courts, Ms. Dobbs replied that basketball courts are considered park improvements. Mr. Stouch commented that our basketball courts are in need of major repairs and this would be a good opportunity to get this done.

Public Comment

Mr. Updegrave stated that he drives a bus and it is difficult to make turns, why only widen Schlegel Road. Mr. Wynne stated that nothing is being widened on Congo or Middle Creek, only exiting bus routes are allowed to travel on Middle Creek Road, no additional buses may use this route per the Zoning Hearing Board's decision. No other comments were given.

Deadline Dates for Subdivision Submittals:

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

A motion was made by Mr. Stouch, seconded by Mr. Wynne to adjourn the meeting at 7:52pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 12th, 2019.

Respectfully submitted by,
Marcy Meitzler