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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: Joe Richardson, Sara Carpenter, Tom Wynne, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Blake Dunbar, Engineer Josh Hagadorn, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Manager Peter Hiryak, and 12 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 November 14th, 2019. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to recommend approval of the November 14th, 2019 Planning Agency minutes. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Chairman Wynne welcomed new planner Jamie Magaziner who will be taking over for Ms. Dobbs as our planner. Mr. Wynne thanked Ms. Dobbs for her 5 years of planning expertise for the Township. Ms. Dobbs stated that it has been a pleasure working with everyone at the Township, she will be remaining at Montgomery County and will continue to be available if Ms. Magaziner has any questions on pending projects.

PA DCED Grant Application – Industrial Drive culvert replacement (P/A support letter requested) – Mr. Hagadorn stated that he is requesting a Letter of Support from the Planning Agency for a PA DCED Grant application to cover costs for a replacement culvert on Industrial Drive with a 15% match from the Township. The application is due December 14th, 2019 and will be sent electronically. The work would be to line the damaged culvert or replace it. Ms. Carpenter asked if the grant would cover the costs, Mr. Hagadorn replied that the costs were based on the worst case scenario.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to provide a Letter of Support for the PA DCED Grant application for the replacement of the culvert on Industrial Drive with the Township covering a 15% match. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

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). P/A recommended preliminary plan & waivers approval to BOS for their review.

Danny Jake/Hallowell Cluster- Rick Mast “Country View”, P/A recommended Conditional Final Approval 8/14/14, (Phase I – 15 Lots) to BOS for their review.

Wynstone Subdivision – New Hanover Township, no new information.

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

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plans received 4/01/19. G&A Review Letter dated 4/19/19. PMRPC comments dated 5/3/19 (Plan to be revised per reviews).

303/305 Gilbertsville Road – 16 lots, Preliminary Plan Submittal November 2019. Traffic Access Study Review G&A 2019. Mr. Hagadorn stated that the developer will respond to the review letter and will probably attend the January 2020 P/A Meeting. The landfill methane concerns were discussed. Ms. Dobbs stated that DEP is managing the landfill and she recommends that buffers be added at the landfill. Mr. Hagadorn stated that there is a Hazardous Sites Cleanup Fund Annual Report that is available on-line. Other topics of discussion were the location of the emergency access, sidewalks, storm water, and alluvial soils.

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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 P/A Jan/Feb 2020.

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

Stafy Tract II – 165 Smith Road, Preliminary/Final Plan submitted November 2019, G&A Review Letter dated 12/6/19. Mr. Graf and Mr. Clement stated the submitted a revised waiver letter, this project is on 7-1/2/acres with a continuation of homes from Stafy I on Huntsville Drive to Smith Road eliminating vertical curves and widening the road, added a detention basin to be maintained by the HOA, adding fire hydrants, landscaping was left as a waiver for a fee in lieu of. Ms. Dobbs stated that the buffer is sufficient, the new ordinance will help quantify the fee in lieu of costs. Mr. Dunbar stated that this would be noted in the Final Resolution. A copy of the October 7th, 2019 waiver request letter for Stafy Tract II will be attached to the minutes.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the waiver letter to the Board of Supervisors for the Stafy II Development with a fee in lieu of for landscaping. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Mr. Hagadorn stated that the storm water retention basin on lots 9 and 10 lets water out slowly and he had concerns with amended soils around the foundations of the homes and concerns with sheds & fences built in amended soils. Mr. Hagadorn recommends deed restrictions that state that no structures can be built in amended soils. Mr. Graf and Mr. Clement stated that every homeowner must sign an affidavit noting that they are aware that nothing can be built 15 feet around the foundation. Mr. Graf said that amended soils would be the responsibility of the homeowner to replace. Mr. Reitz wanted it noted that a fence cannot interfere with the flow of the water on any property, Mr. Clement agreed to note these items on the plans and total pervious coverage is also to be noted on plan. It was discussed that enforcement with these restrictions may be difficult. The Planning Agency wants to review any affidavit language associated with the sale of each lot.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Preliminary Final Plan Approval to the Board of Supervisors pending any outstanding issues and contingent on reviewing affidavit language. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Hugh Kelly – Buchert Road, R-1 Zoning Question – minimum lot size. Mr. Kelly distributed photos of his 8 acre lot that he is looking to divide into 5 lots and asked for confirmation of the zoning. Mr. Wynne recommended that staff research the zoning for this property.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 LUAR and RSA to BOS January 2020.
- b. Signage/Lighting
- 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

Manager Hiryak had Montgomery County Complete Streets handouts for the P/A to review. The manager stated that DVRPC gave a presentation at the PMRPC on the increase of demand for

Mixed Use Multi-Family Developments in the Region. This demand is moving outwards toward the suburbs and will affect neighboring municipalities with higher density development proposals. The appeal seems to be an interest in reduced property maintenance and easier access to centralized amenities by younger families and empty nesters. He also stated that anyone from the P/A wanting to attend the PMRPC meetings with him should contact him by email. Also Pottstown Health & Wellness make grants available for Townships to acquire funding to update walking trails, bike trails, and park equipment.

Public Comment

Ms. Dobbs recommended the County to continue to work on the lighting/signage, Zern's Market redevelopment, revitalization, and recreation projects and thanked everyone for a wonderful 5 years.

Deadline Dates for Subdivision Submittals:

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

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:25pm. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 9th, 2020.

Respectfully submitted by,
Marcy Meitzler