

October 9<sup>th</sup>, 2014 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M.

Members in attendance were: Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Meredith Curran from MCPC, John Sartor and Kristen Norwood from Gilmore & Associates, Pete Hiryak, and 8 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 September 11<sup>th</sup>, 2014, no changes were given.

A motion to recommend approval of the September 11<sup>th</sup>, 2014 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Sarker-Abstain, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Abstain. Motion passed.

### **Subdivisions and Land Developments**

***Pineville Properties*** – Wawa Rt. 100/Grosser Road – At BOS for final agreement/development approvals.

***Wilkinson Associates-Berwind II*** – Final Land Development Plan (Phase I Only) BOS approval.

***Clover Hill, John Backenstose*** – R-1 Niantic Rd., waiting for draft land use settlement agreement.

***Quigley Bus Service*** – Waiting for Revised Preliminary Plan Submittal, plan review extension granted by BOS.

***Danny Jake/Hallowell Cluster***- Final Plan to BOS for review in December 2014

***Gambone Development Co*** – Proposed Mixed Use Overlay Ordinance, Holly Road and Amended R-1 Cluster Ordinance Donnelly Tract, Middle Creek Road, Ordinance hearing scheduled for 11/3/14.

***Proposed Amended R-1 Cluster Ordinance*** – Mr. Garner stated that a public hearing has been scheduled for 11/3/14, the only change that he made was simply adding the proximity of public sewer requirement from the existing cluster ordinance to the density calculation. The P/A and Ms. Curran were in agreement with the addition by Mr. Garner. A formal motion is needed by the P/A. Ms. Curran stated that the official review letter from MCPC will be forwarded to the P/A and BOS.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the Amended R-1 Cluster Ordinance to the Board of Supervisors. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

***Proposed Mixed Use Overlay Ordinance*** – Mr. Garner stated that a public hearing has been scheduled for 11/3/14, no changes have been made to the proposed ordinance. The intent of this ordinance is to promote economic growth in the Gilbertsville area, recognize the need for neighborhood service and convenience uses in the Township, provide opportunities for such uses in appropriate locations along existing highways, establish design standards that will ensure new buildings are compatible with the surrounding neighborhood, improve the streetscape and visual quality in the Gilbertsville area, and to protect adjacent properties from the impacts of new development. The P/A members and Ms. Curran were in agreement with the proposed ordinance.

A motion was made by Mr. Zern, seconded by Mr. Wynne to recommend approval of the proposed Mixed Use Overlay Ordinance to the Board of Supervisors. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

***Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township*** – This proposed development borders Douglass Township, Kristen Norwood from G&A stated that this proposal will have 141 single family homes, 620 townhouses, 135,000 square feet of office space, and 188,000 square

feet of retail space, the traffic study that was submitted is being revised so there is no new information available at this time. Ms. Norwood will request a copy of the revised study when it is finished, Mr. Wynne asked if she could at that time attend a P/A meeting to go over the revised study, Mr. Wynne also asked if someone should look into an easier access out to Rt.100 other than E. Philadelphia Avenue and Swamp Pike. Ms. Norwood stated that they look at a full built out plan although the project will probably be built in phases when approved. Mrs. Edman was concerned that the schools are already impacted by developments in the area, what will happen with the impact of this proposal and why aren't over 55 communities considered in this area. Mr. Wynne stated that those good questions, there was interest in a 55 over community a few years back.

**1500 E. Philadelphia Ave (the Corner Shop)** – Proposed Turkey Hill & Bank. Proposed Overlay Ordinance Draft. Mr. Kennedy stated that during the next month, he would like to work with staff, Ms. Curran, Mr. Sartor, and Mr. Garner on the draft ordinance. Mr. Kennedy said that Mr. Emery has established an escrow account with the Township for fees incurred at the meetings.

**Danny Jake Corporation, Zern Tract** – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, Letter from Ed Mullen, re: Zoning, Act 209 fees, and Market Street contribution. Mr. Garner stated that he requested a formal plan from the developer because issues that came up at a staff meeting, he has not received a response. The manager suggested that Mr. Garner send a letter to Mr. Rosen with a list of issues or concerns and asking for the need for a formal plan for the official review process to begin.

**Traffic Impact Study Requirements** –Ms. Curran stated that there is nothing new to report. Mr. Sartor will have comments for the next meeting, however he would like to correspond back and forth with Ms. Curran with comments on this ordinance in order to provide the P/A with a clean copy at the next meeting. Mr. Kennedy commented that he would like to be in the loop with the Traffic Impact Study Ordinance.

**Minister Creek LP** – Mixed use project – Scoping Application Review (G&A) Meeting Minutes dated 9/24/14 – Ms. Norwood gave a summary of the items discussed at the coordination meeting held at PennDot to discuss the direction that the Transportation Impact Study should take. Fran Haney of PennDot indicated that in order for this development to get direct access to Rt100, the portion of Market Street that connects to Rt73 MUST be completed prior to opening the access. He noted that he is willing to give the developer credit for this improvement as part of an Alternative Transportation Plan if needed. The group discussed which intersections should be included in the traffic study, it was noted that if 100 additional vehicles are added to an intersection, it needs to be studied. Douglass Township agreed that they would recommend to credit Act 209 fees if improvements are made by the developer. Mr. Haney offered to contact Mr. Rosen to encourage them to coordinate with the Gambone project on the design and construction of the Market Street Alignment. The group was supportive of providing a Market Street alignment to SR 073 that would include an internal connection to the Zerns Farmers Market property. Mr. Wynne commented that he would like discussions and comments on the costs and alignment of Market Street at the next meeting, also discussions on the email from Mr. Campbell of Pennoni & Assoc to Pete Hiryak on connection options (Market Street to E. Philadelphia Avenue). Mr. Garner stated that when we first discussed Market Street we had no one at the table, now we have Danny Jake and Gambone interested and we should have both parties in a meeting. Mr. Kennedy suggested adding some of this information (as far as Mr. Haney's comments) to the letter that Mr. Garner will send to Mr. Rosen. Ms. Edman asked how the alignment of Market Street will impact the present businesses, Mr. Sartor replied that Market Street could possibly go around the restaurant and would not have much of an impact on the businesses that are located near the intersection.

**Tim Bortz – Schlegel Road, 38 acres, proposed 4 acre subdivision** – Mr. Bortz explained that the property is owned by Mr. Frain. They are looking to do something with his land, Mr. Frain will be going into a nursing home. The land is in Clean and Green and will allow 2 acres to be divided off this year and the other 2 acres to be annexed the following year. Mr. Wynne stated to have someone put together a plan for the P/A to review, Mr. Garner stated that as long as it complies with zoning it should be fine. Mr. Wynne said we need a formal plan review.

Mr. Wynne asked the manager if it was possible to get the Act 209 Committee assembled for a December Workshop, the manager stated that he will send out notices.

**Workshop Items**

**(ACTIVE)**

- a. Traffic Impact Study – Workshop on November 13<sup>th</sup> @ 6pm
- b. Zoning/SALDO Updates
- c. “Green Building” Ordinance (Reitz, Wynne, Pishock)
- d. Sketch Plan Ordinance

**(INACTIVE)**

- e. Lighting
- f. Revitalization

**Pottstown Metro Regional Planning Commission** – Ms. Curran stated that the Draft Regional Comprehensive Plan was being reviewed, and they will advertise for formal comments in November. The Recreational Parks Coordinator has been working with Douglass Township to plan and improve our open space properties. Round 3 grant applications have been reviewed and award notices will be issued next month. We received word that 3 more rounds of grants will take place in the next few years. No questions were asked.

**Public Comment**

No public comment was given.

**Municipalities Planning Code Topic**

No discussion was held.

**Deadline Dates for Subdivision Submittals:**

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – Phase I Approved
- IV. Danny Jake/Hallowell Cluster – Preliminary Plan Approval
- V. Quigley Bus Service – June 2015
- VI. Zern Tract – Review Extension Granted

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:07pm. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 13<sup>th</sup>, 2014

Respectfully submitted by,  
Marcy Meitzler