

November 13th, 2014 Page 1

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

Members in attendance were: Gail Norton, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Meredith Curran from MCPC, John Sartor, Mary Lou Lowrie, and John Stasik, Pete Hiryak, and 11 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 October 9th, 2014, no changes were given.

A motion to recommend approval of the October 9th, 2014 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Norton-Abstain, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Zoning Hearing Board – Federico, Walter Drive R-2, inground pool rear & side yard setback variance. Mr. Federico stated that there is a wetland easement across the rear of his property and was not aware of the setback requirements from the wetlands when he purchased his property and would like to ask relief from the required 25 foot rear yard setback and 20 foot side yard setback.

A motion was made by Mr. Reitz, seconded by Mr. Zern to recommend approval of the variance to the Zoning Hearing Board. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Greg Herb – Renninger/Oberholtzer Rds, 40 Acres R-1, one assessment, two separate deeds (Land Preservation). Mr. Herb stated that the property has a 10 acre parcel and a 30 acre parcel presently in Land Preservation with two separate deeds with one assessment. He has two clients interested in each purchasing a parcel planning to keep each in Land Preservation however would like to have the parcels assessed individually. Mr. Garner suggested that a letter could be sent from the Township, if necessary, asking the Board of Assessment Appeals to assess each parcel separately, we then would ask for the Supervisors input. Mr. Wynne stated that the P/A has no problem with assessing each parcel individually.

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.

Proposed Mixed Use Overlay Ordinance & Amended R-1 Cluster Ordinance - BOS adopted both ordinances 11/3/14.

Wynstone Subdivision – New Hanover Township – Nothing new to report.

1500 E. Philadelphia Ave (the Corner Shop) – Zoned LC, proposed Turkey Hill & Bank. Proposed Revitalization Overlay Ordinance Draft. Gilmore & Associates Traffic Scoping Review dated 10/24/14, letter from Ms. Curran 11/12/14. Mr. Wynne stated that there was a meeting with the land planner and we have traffic concerns. We would like a traffic plan and more information brought to the P/A before the P/A agrees with the proposed use. The Scoping Application was submitted to PennDot and they will provide their review comments. Mr. & Mrs. Landis were concerned with the traffic and runoff from the property onto their property, Mr. Wynne stated that these concerns will be discussed as this proposal goes through the planning process, however runoff is actually reduced as part of the required development process. No other questions were asked.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, letter from Chuck Garner dated 10/31/14. Staff Meeting requested. Meeting will be later this month to discuss roadway improvements and Act 209 contributions.

Minister Creek LP – Mixed use project – Scoping Application Review (G&A) – Nothing new to report.

Proposed Sign Ordinance – Final Review & Recommendation to BOS. Mr. Wynne asked if there were any questions or comments pertaining to the proposed sign ordinance, hearing none Mr. Wynne asked for the P/A recommendation of support for the proposed Sign Ordinance to the Board of Supervisors.

A motion was made by Mr. Wynne, seconded by Mr. Reitz for the P/A recommendation of support for the proposed Sign Ordinance to the Board of Supervisors. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Sewage Facility Planning Module – 198 Oberholtzer Rd, Small Flow Treatment Facility. The sewage facility planning module was reviewed by Gilmore & Associates, it was recommended that the P/A Chairman sign component 4B (Local Planning Agency Review) to move the planning module forward.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – Language changes to be ready for Decembers Meeting.
- b. Act 209 Study – December Workshop 6pm, with Act 209 Committee & Gilmore representation.
- c. Zoning/SALDO Updates
- d. “Green Building” Ordinance (Reitz, Wynne, Pishock)
- e. Sketch Plan Ordinance

(INACTIVE)

- f. Lighting
- g. Revitalization

Pottstown Metro Regional Planning Commission – Ms. Curran stated that a short presentation was given by Brian O’Leary on the Montgomery County Comprehensive Plan. The draft Regional Comprehensive Plan was discussed, the official review and comment period will be mid-December. There will be another \$100,000 in mini grants available for Parks & Open Space in 2015. There is a Help Plan Your Parks Workshop advertised and scheduled for November 17th, 2014 at 6pm here at Douglass Township, John Sartor and Justin Keller will give a presentation, public input is welcome. There will be an on-line survey for the public to participate in our park and open space planning. The survey is located on the Township’s website.

Public Comment

Mr. Wynne asked the public to continue attending the meetings. No other comments were given.

Municipalities Planning Code Topic

No discussion was held.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Danny Jake/Hallowell Cluster – Preliminary Plan Approval
- IV. Quigley Bus Service – June 2015
- V. Zern Tract – November 17th, 2014 (90 Day Review Extension Requested)

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 7:27pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed. The next Planning Agency Meeting will be held on December 11th, 2014.

Respectfully submitted by,
Marcy Meitzler