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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Josh Stouch, Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Meredith Curran from MCPC, Pete Hiryak, Supervisor Stasik and 9 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that Josh Stouch was appointed to the P/A for a four-year term, Mr. Garner was reappointed as the Planning Agency Solicitor, and Gilmore & Associates was reappointed as Township Engineer and Traffic Engineer.

At this time Mr. Wynne handed the meeting over to Solicitor Garner for the reorganization of the Planning Agency. Mr. Garner asked for nominations for the Chairman of the Planning Agency, Mr. Reitz nominated Tom Wynne for Chairman, no other nominations were given.

A motion was made by Mr. Reitz to appoint Mr. Tom Wynne as Planning Agency Chairman, Mr. Garner asked all in favor, Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed unanimously.

Solicitor Garner asked for nominations for Vice-Chairman of the Planning Agency, Mr. Wynne nominated Ed Reitz for Vice-Chairman of the Planning Agency, no other nominations were given.

A motion was made by Mr. Wynne to appoint Mr. Ed Reitz as Planning Agency Vice-Chairman, Mr. Garner asked all in favor Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed unanimously.

Solicitor Garner closed the reorganization portion of the meeting and turned the meeting over to Chairman Wynne.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of December 11th, 2014, no changes were given.

A motion to recommend approval of the December 11th, 2014 Planning Agency minutes was made by Mr. Zern, seconded by Mr. Reitz. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

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

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in January 2015.

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

1500 E. Philadelphia Ave (The Corner Shop) – Zoned LC, Turkey Hill & Bank proposal. Proposed revitalization Overlay Ordinance draft. Area zoning information from Meredith, Scoping Application review received 12/29/14. Mr. Kennedy represented owner Mr. Emery and stated that the property is currently zoned LC which allows for a convenience store but not gasoline sales, we wish to upgrade the Turkey Hill in Gilbertsville with gas pumps and possibly a bank, both proposals would have long term leases. Mr. Kennedy stated that in October 2014 there was a staff meeting in which an overly proposal was discussed however we feel it is better suited for revisions and minor changes to the current VCC zoning district. We have provided the entire text of Village Convenience Commercial (VCC) with 6 highlighted changes, Bermont Motors and the other corner properties could be included in this change. We are primarily here to discuss traffic this evening, we reviewed the Act 209 Plan from 2005 and a revised study is warranted. Traffic Engineer Sue Phillips briefly reviewed some comments received from PennDot and comments from Gilmore & Associates on what they would like to see in the traffic study. Ms. Phillips stated that the traffic study will be done in accordance with PennDot guidelines. Mr. Kennedy stated that the proposed Minister Creek and Wynstone development projects are very large and very long term projects, at least 15 years in full built out. We wanted to create more space in the design between the 1500 E. Philadelphia Avenue project and the ultimate right of way and set aside 10 feet of reserved space on each road frontage for Act 209 road improvements to both intersections. Mr. Bill

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Weiser from Turkey Hill stated that the current store in Gilbertsville has outgrown its usefulness and wants to relocate the Turkey Hill and sell the current store if they are successful with this proposal, in his opinion these stores do not produce as much gridlock as people expect. Mr. Wynne stated that the P/A has a workshop every month and we want to discuss this at the next meeting and they are welcome to attend, we are not comfortable with giving any opinions until we examine the traffic data presented. Mr. Kennedy stated that we are willing to move forward in good faith. We will plan on being here next month at 6pm, it is a great upgrade for the Township and Mr. Kennedy asked the Planning Agency to look at the zoning amendment that he provided. Mr. Jones of Gilbertsville Road stated that the residents went through this 20-25 years ago with Turkey Hill, there is a Wawa going in at Grosser Road and Rt100 and a Wawa in New Hanover do we really want this area built up like Reading. The ambulance has trouble maneuvering through E. Philadelphia Avenue and look at how much money was spent on the intersection at Bermont Motors, there is so much traffic that I can't get out of my driveway. I am concerned about the traffic and the safety of the children. Mrs. Edman of Gilbertsville Road stated that she is concerned that the entrance and exits will be at her driveway, she is also concerned about the well water, traffic, and wetlands. Ms. Landis on Gilbertsville Road commented that she gets all the storm water runoff on her property, she also concerned about the traffic. Mr. Kennedy stated that he is very confident that we can improve the storm water issue and all these concerns can be addressed through the land development process. Mr. Wynne stated that the second half of the workshop in February will be on zoning for the Swamp Pike/Gilbertsville Road area. Mr. Wynne thanked everyone for their input. **MS4 Storm Water Management Ordinance** – Re-visit draft ordinance & recommendation to BOS. Mr. Sartor asked for the P/A to forward the recommendation of approval to the Board of Supervisors for the MS4 Ordinance with modifications.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the MS4 Ordinance, including the Township Engineer's modifications, to the Board of Supervisors. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – Meredith Curran MCPC, Proposed Ordinance – February Workshop at 6pm.
- b. Act 209 Study – Advertised Workshop with Act 209 Committee to be scheduled possibly March 2015.
- c. Zoning/SALDO Updates – Summary list February meeting.
- d. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- e. Floodplain Ordinance
- f. Sketch Plan Ordinance

(INACTIVE)

- g. Lighting
- h. Revitalization Committee

Pottstown Metro Regional Planning Commission Update – Ms. Curran stated that the Draft Regional Comprehensive Plan was sent out for a 45 day public comment period and hopefully by the February Regional meeting the changes can be made and we can recirculate the revision. Ms. Curran gave a Power Point Presentation summarizing the major changes within each chapter that have been included in the updated comprehensive plan. This overview is also located on the Region's website:

<http://pmrpc.pottstownmetroregion.com/home/updates/draftregionalcomprehensiveplan>.

Ms. Curran stated that the Pottstown Metropolitan Regional Planning Commission began the process of updating its regional comprehensive plan in mid-2013 to incorporate up-to-date US Census data, a new Future Land Use policy, as well as other information to reflect the changes that have taken place in the Region since the last plan was completed in 2007.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite
- II. Quigley Bus Service – 6/15/14
- III. Zern Tract – February 2015

The manager stated that there will be a meeting between the Zern Tract Developer and Gambone at the PennDot office on January 20th, 2015. The manager stated that he will not be able to attend the meeting and asked Ms. Curran and Gilmore & Associates to keep the Township up to date in this matter.

A motion was made by Mr. Reitz, seconded by Ms. Pishock to adjourn the meeting at 8:18pm. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 12th, 2015.

Respectfully submitted by,
Marcy Meitzler