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The meeting of the Douglass Township Planning Agency was called to order at 7:04 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, 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 January 8th, 2015, no changes were given.

A motion to recommend approval of the January 8th, 2015 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. 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 approval by BOS. John Sartor stated that none of his review issues for the three Douglass Township lots related to the health, safety, or welfare of future occupants or surrounding property owners of the development, the other zoning and subdivision requirements will be relieved by the pending court stipulation and agreement. The engineering issues that were addressed include the culvert replacement at Niantic Road, the site and stopping distance from the main driveway, storm water management, and approval of the on-site sewage facilities.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend final review of the Clover Hill Subdivision Plan to the Board of Supervisors. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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 March 2015.

Wynstone Subdivision – New Hanover Township- revised traffic study report in the review stage. The Land Development Concept Proposal, Phase I is 282 residential units, Phase II is commercial and retail, currently being reviewed by the New Hanover Township P/A.

1500 E. Philadelphia Ave (The Corner Shop) – Zoned LC, Turkey Hill & Bank proposal. Proposed Revitalization Overlay Ordinance draft. Traffic Study Scope 1/14/15.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3.

Minister Creek LP – Mixed use project – Meeting Minutes from 1/20/15 were discussed, primarily about connector road alignment and intersection configuration alternatives. The Gambone and Rosen representatives are working with PennDot on an intersection alignment between the two Land Development Plans, a traffic circle intersection may be the best choice for the internal intersection area. The general consensus supported further exploration of the roundabout intersection concept. Both developers are discussing improvement cost allocation and the Township would consider accepting a traffic impact fee in lieu of certain off-site improvements.

“Help Plan Our Parks” – Meeting Tuesday, February 17th, 2015 @ 6pm.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – Meredith Curran MCPC, Proposed Ordinance – MCPC handed out the latest drafts of the TIS for review at P/A meeting next month. The manager will get authorization

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from the BOS to advertise a joint workshop meeting with the P/A and the Township's Act 209 Committee for the March 12th, 2015 P/A meeting at 6:00pm.

- b. Act 209 Study – Advertised Workshop with Act 209 Committee to be scheduled possibly March 2015.
- c. Zoning/SALDO Updates – John Sartor supplied the P/A with a zoning ordinance review/comment sheet, which was based on a two year review of the G&A letters from the Zern Tract, Wawa Development Plan, and the Berwind II Land Development submissions. These will be discussed in detail at future P/A meetings.
- 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 – The final draft of the comprehensive plan is still being reviewed. There are still comments and questions that need to be resolved, such as removing density limits, adding stronger intent language, and ways to measure success of the comp plan. It is possible that there will be another 45 day comment period with the target date for final draft being later this spring.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite
- II. Quigley Bus Service – June 2015
- III. Zern Tract – February 2015 (60-day review extension request received)

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:48pm. 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 March 12th, 2015.

Respectfully submitted by,
Peter J. Hiyrak