

May 14<sup>th</sup>, 2015 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:05 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 of Gilmore & Associates, Maggie Dobbs from MCPC, Tony Kuklinski, Pete Hiryak, and 9 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 April 9<sup>th</sup>, 2015, no changes were given.

A motion to recommend approval of the April 9<sup>th</sup>, 2015 Planning Agency minutes was made by Mr. Stouch, seconded by Ms. Pishock. Stouch-Aye, Sarker-Abstain Wynne-Aye, Reitz-Aye, Adams-Aye, Zern-Aye, Pishock-Aye. Motion passed.

### **Subdivisions and Land Developments**

***Clover Hill, John Backenstose*** – R-1 Niantic Rd., Settlement Agreement with BOS. Awaiting Final Plans.

***Quigley Bus Service*** – Waiting for Revised Preliminary Plan Submittal.

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

***Wynstone Subdivision*** – New Hanover Township- New Hanover Township, Transportation Input Study Review 2/24/15 and email from Chuck Garner dated 3/2/15, e-mail from Township Manager dated 3/19/15 **NO RESPONSE**. Mr. Wynne thanked Manager Hiryak for his efforts to reach out to New Hanover Township to include Douglass Township in those meetings.

***1500 E. Philadelphia Ave (The Corner Shop)*** – Zoned LC, Turkey Hill & Bank proposal. Traffic Study Scope (1/14/15), revised VCC Ordinance dated 3/6/15. Mr. Kennedy stated that the Traffic Study is completed and will be requesting a meeting with Gilmore & Associates when the data is compiled for review. Revisions of the ordinance have been made and a clean copy has just been received dated 4/10/15, Mr. Kennedy stated that they are in agreement with the revisions and urge the P/A to move forward. The manager stated that he will add the ordinance to the June 2015 P/A Agenda for final review and he will make copies of the final draft to forward to the P/A members.

***Minister Creek LP*** – Mixed use project – Mr. Sartor stated that the first review has been completed, and another revision will be submitted.

***Municipal Floodplain Ordinance*** – Correspondence from MCPC 3/23/15 & Chuck Garner 4/1/15, the updated Municipal Floodplain Ordinance is now extended to March 2016.

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

***Berwind II*** – Phase II & III Final Plan Submittal. Recommended approval to BOS.

***Donnelly Tract*** – Plan submitted May 2015 – 44 lots Middle Creek Road, R-1 Cluster Zoning. Mr. Kennedy stated that he is the planner for this proposal, this is the first submission. The revised cluster ordinance is designed to save large amounts of open space adjacent to existing open space areas. Mr. Kennedy stated that there are storm water issues and they will address these issues. This first submission will be reviewed for next month's P/A meeting.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – P/A recommendation to BOS.
- b. Act 209 Study - Mr. Wynne stated that the Act 209/Planning Agency Workshop Meeting will be on Thursday June 11<sup>th</sup> at 6pm to review ordinance and service map. Act 209 Committee comments are welcome on the Traffic Study Ordinance and Transportation Service Area Map revision.
- c. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- d. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- e. Floodplain Ordinance

f. Sketch Plan Ordinance

g. Zoning – E Phila Ave/Swamp Pike/Gilbertsville Road, existing VCC & LC zoning ordinances, amended draft VCC Ordinance and MCPC comments. Revised ordinance 4/10/15 – Map. Ms. Dobbs gave a brief background stating that there is a proposal for a Turkey Hill and Bank at E. Philadelphia Ave and Swamp Pike in the Limited Commercial Zoning District, the developer is asking for rezoning under VCC with revisions for proposed gas pumps and a drive thru access which is not allowed in the VCC zoning. It has been discussed to possibly extend VCC all the way down Swamp Pike however this would create more intense uses and adding more traffic in a residential area. Mr. Zern asked Ms. Dobbs in her opinion which would be the best way, Ms. Dobbs replied that she feels that you could limit revisions to permitted uses and not to extend intense uses in the Township. The best interest would be to focus on the major intersection area, the driveways on Swamp Pike are single driveways and it could be a problem if extended VCC down Swamp Pike. Mr. Stouch agreed with the County's position, traffic is a nightmare already, additional traffic and driveway issues would be problematic. Mr. Wynne asked the opinions of the other P/A members, all agreed that more intense uses would be a traffic issue. Mr. Kuklinski stated that he is not in favor of extending VCC on Swamp Pike. Mr. Zern added that New Hanover is already impacting the Township with its developments and future proposals. Mr. Kuklinski asked if New Hanover is including Douglass in the Wynstone meetings, Mr. Wynne replied that the manager has made several requests that New Hanover include Douglass in their meetings however never received a response from New Hanover. Mr. Kuklinski stated that as a resident of the Township I am considering to ask for a traffic signal at Oak Street because of the traffic impact from New Hanover Township. Mr. Wynne stated that they need to consider an outlet through Gilbertsville Road or some other way out to main roads. Ms. Pishock was concerned that we would be limiting our residents, Mr. Wynne replied that the only thing we are limiting them from would be more intense traffic. Mr. Kennedy stated that the Wynstone development would take at least 15 years or more and is proposed for 5 phases of development and the VCC ordinance is not set in stone, it could be revised later down the road. Mr. Wynne wanted to review the traffic study information next month before making a decision. Mr. Turner, owner of the Bermont Motors Building on Swamp Pike, was concerned with the possibility of widening the intersection at his property and his building is already up to the setback of the intersection. Mr. Turner stated, I am not taking my building down for that, I am not losing any more property at Bermont Motors for intersection improvements. Mr. Zern asked Mr. Turner if he is planning to bring cars back to the lot, Mr. Turner replied yes and if one inch comes off that intersection my building will have to come down, I will be getting a lawyer because I will not lose anymore property there. Mr. Kennedy stated that we are not proposing taking any right of way from anyone. Ms. Edman asked if the uses were different what would happen, Mr. Wynne stated that if the uses were different then the study would be different, but that you would still be responsible to comply with current Act 209 intersection improvements. No other comments were given.

(INACTIVE)

h. Lighting

i. Revitalization Committee

**Pottstown Metro Regional Planning Commission Update** – the changes from April 2015 have been made to the Comprehensive Plan and a public meeting will be held in June 2015, a recommendation of approval is needed by the P/A members.

May 14<sup>th</sup>, 2015 Page 3

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the Comprehensive Plan Update to the Board of Supervisors. Stouch-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Zern-Aye, Pishock-Aye. Motion passed.

### **Public Comment**

Mr. Brumwell stated that he doesn't understand the engineering with the new development on Middle Creek Road, it is in the floodplain and I will have to get a boat to get to my house. Mr. Sartor stated that we try to do the best with scientific information as far as flooding potential however with weather patterns changing over the years flooding is happening more than in previous years. We meter the water out at a slow rate to minimize the flooding impact, the engineers used the best methods available and followed the township ordinance requirements. Mr. Brumwell asked why a development is allowed in an area that is known to flood. Mr. Wynne disagreed with Mr. Brumwell's opinion and stated that all the requirements were met and there is no floodplain in the area that is being built upon. Mr. Brumwell stated that the engineer failed miserably, Mr. Wynne commented that he is not sure if we had an MSD-4 Plan in place when the other developments were built, our professionals reviewed it and it met the requirements, all the floodplain was shown on the plan. Mr. Brumwell stated that he wanted to review all in house plans for floodplain. Mr. Mickletz asked if they will be able to get to their houses in the event of flooding, Mr. Wynne stated that you have access from Smith Road, the manager commented that there are tons of ground being moved and a lot of work being done on the Berwind II site, the manager suggested possibly Mr. Sartor would be available to explain how things would work (on-site) with Mr. Brumwell, Mr. Sartor offered to do that, the manager offered to make the arrangements. Mr. Wynne stated that we try to keep on top of things and we have good professionals working with the Township. No other comments were given.

### **Deadline Dates for Subdivision Submittals:**

- I. Cobblestone Commons – Indefinite – Stipulation & Settlement Agreements approved and signed 3/2/15.
- II. Quigley Bus Service – June 2015

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend that the Board of Supervisors deny the Quigley Bus Service Development Plan unless an extension is granted by the Board of Supervisors. Stouch-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- III. Zern Tract – May 20<sup>th</sup>, 2015

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend that the Board of Supervisors deny the Zern Tract Subdivision Plan unless an extension is granted by the Board of Supervisors. Stouch-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Ms. Pishock to adjourn the meeting at 7:58pm. Stouch-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 11<sup>th</sup>, 2015.

Respectfully submitted by,  
Marcy Meitzler