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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M. Members in attendance were: Josh Stouch, 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, John Stasik, Pete Hiryak, and 7 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 May 14th, 2015, Ms. Dobbs and Ms. Edman asked to have the spelling of their names corrected, no other changes were given.

A motion to recommend approval of the May 14th, 2015 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Stouch, to include the corrections to the spelling of Ms. Dobbs and Ms. Edman's names. Stouch-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Pishock-Aye. Motion passed.

Zoning Hearing Board Application – Douglass Estates Phase III Lot #76, BMMA Pumping Station R-2. Lot #76 will serve as the site for a BMMA (Berks-Mont Municipal Authority) sewage pump station which includes an approximate 250 square foot building accessed by a driveway, and enclosed by a fence for security. Lot #76 currently is 15,000 square feet, BMMA will own the structure and lot, and desires to minimize the area for future maintenance cost purposes. BMMA proposes utilizing only 5,379.13 square feet of lot area (15,000 square feet required) and have 66 feet of lot width (minimum 100ft. required) for their sewer operation. The remainder of the lot will be deeded to the HOA for their use. Mr. Stouch asked Mr. Hunter, as a member of the BMMA Authority, do you support the variance request, Mr. Hunter replied yes.

A motion was made by Mr. Stouch, seconded by Ms. Pishock to recommend approval of the Douglass Estates Lot #76 variance request to the Board of Supervisors and the Zoning Hearing Board. Stouch-Aye, Adams-Aye, Wynne-Aye, Reitz-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 Plan Submittal.

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal. A 12 month plan review extension request was submitted by Quigley Bus Service for recommendation by the P/A to the BOS. A motion was made by Mr. Zern, seconded by Mr. Adams to recommend approval to the BOS for the Quigley Bus Service 12 month plan review extension request. Stouch-Nay, Adams-Aye, Wynne-Nay, Reitz-Nay, Zern-Aye, Pishock-Aye. Motion did not carry. The extension request will move to the BOS without a P/A recommendation.

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

Wynstone Subdivision – New Hanover Township- New Hanover P/A Meeting notice Wednesday 6/10/15.

1500 E. Philadelphia Ave (The Corner Shop) – Zoned LC, Turkey Hill & Bank proposal. Traffic Study Scope (1/14/15), revised VCC Ordinance dated 4/10/15. Traffic Study meeting held 6/9/15.

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

Minister Creek LP – Mixed use project – Traffic Study review memo dated 4/28/15. No new information.

Municipal Floodplain Ordinance – Correspondence from MCPC 3/23/15 & Chuck Garner 4/1/15. No new information.

Donnelly Tract – Plan submitted May 2015 – 44 lots Middle Creek Road, R-1 Cluster Zoning. Review letters from G&A and MCPC pending.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – P/A and Act 209 Committee approval recommendation to BOS.
- b. Act 209 Study – Next workshop meeting September 2015.
- 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 for review.

(INACTIVE)

- h. Lighting
- i. Revitalization Committee

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that rooming houses and bed & breakfast parking issues were discussed at a consistency meeting. The Comprehensive Plan has been advertised, and there is an advertised Public Hearing on the Comprehensive Plan scheduled at Douglass Township Board of Supervisors meeting on Monday, June 15th, 2015.

Public Comment

Mr. Reitz stated that he attended a Traffic Study meeting for the proposed Turkey Hill, he does not see how this intersection can work without additional frontage off of the Bermont Motors property, the intersection doesn't flow correctly, it does not meet PennDot's criteria & requirements and the study did not take the Wynstone Development, in New Hanover Township, into consideration. Mr. Reitz stated that he does not like the plan, Mr. Wynne said that he feels the same way, we need to convey our concerns to the developer, Mr. Sartor stated that the reason we were not supplied with a copy of the traffic study was that it did not meet PennDot's requirements. Mr. Stouch feels that no configuration will work with that intersection and not giving the results of the traffic study is very concerning, if results would be favorable we would have been supplied with the traffic study review already. Mr. Garner stated that the Wynstone Development was on the New Hanover P/A Agenda, Mr. Garner attended the meeting and also BOS Vice-Chairman Kuklinski attended the meeting, Mr. Kuklinski made it clear as to the traffic impact that Wynstone would have on Douglass Township in Phase I of the project alone. The New Hanover Planning Agency members are finally listening and they understand that Douglass Township is very interested in this impact, and there is no present solution to the traffic impact on Douglass Township. Mr. Kuklinski stated that the developer is just tweaking Gilbertsville Road with roadway & intersection restriping, there are 700 proposed units and they do not have a solution to the traffic impact that this will have on Douglass Township. Ms. Edman asked if there wasn't an access on Township Line Road. Mr. Sartor stated that there is one access that comes out on Township Line Road. Mr. Garner stated that there needs to be another route to reduce traffic on Swamp Pike, Mr. Hunter asked if the County doesn't have something to say about this, Ms. Dobbs stated that plans are required to be sent to the County even if you do not have a planning assistance contract with the County. We will be reviewing the plans however we can only make suggestions. Comments were made that the elementary schools are maxed out already, this will greatly impact the school district and this plan should show new schools (elementary and high school) being built to handle the impact of all the new homes that will be built

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with this development. The Township will contact New Hanover for meeting dates on any scheduled staff or P/A meeting regarding the Wynstone Development Project.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite – Stipulation & Settlement Agreements approved and signed 3/2/15.
- II. Quigley Bus Service – June 2015 – 12 month plan review extension request to BOS.
- III. Zern Tract – July 20th, 2015

A motion was made by Mr. Reitz, seconded by Ms. Pishock to adjourn the meeting at 7:35pm. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 9th, 2015.

Respectfully submitted by,
Marcy Meitzler