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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: 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, Pete Hiryak, John Stasik 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 July 9th, 2015, no changes were given.

A motion to recommend approval of the July 9th, 2015 Planning Agency minutes was made by Mr. Zern, seconded by Mr. Wynne. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Pishock-Abstain. 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, 60 day plan review extension approved by BOS.

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

Wynstone Subdivision – New Hanover Township- Project presentation – Ben Goldthorp (American Real Estate Development) and Sandy Koza (McMahon) rescheduled for September meeting.

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. Mr. Kennedy stated that the updated traffic study was submitted to Gilmore & Associates, additional information was requested by Gilmore and Mr. Kennedy stated that after the information is reviewed their goal is to collectively have a meeting with PennDot to hear their suggestions involving a traffic solution at that intersection. Mr. Kennedy stated that he was informed that some P/A members had questions on the proposed ordinance, Mr. Wynne stated that there are also questions on the proposed zoning change. Ms. Dobbs stated that she didn't have anything new to add to the proposed ordinance. The conditional use is for gas pumps and a drive thru. Mr. Zern had concerns of extending VCC for 1000ft down Swamp Pike, Mr. Kennedy stated that it was decided not to extend the VCC however the area would be monitored for possibly a Limited Commercial overlay when the re-evaluation of the Comprehensive Plan is started. Mr. Sarker asked where the VCC currently exists, Mr. Kennedy replied VCC exists at Bermont Motors and along the street. Mr. Wynne wanted a vote on the language in reference to the draft VCC of 4/10/15 with map changes and conditional uses. Mr. Sarker asked what the difference is between spot zoning & VCC, Mr. Garner briefly explained the differences. Mr. Zern stated that the curbing is all black at Bermont Motors because the trucks can't maneuver around that intersection, it needs to be widened. A motion was proposed to leave the existing zoning as is for 1500 E. Philadelphia Avenue and not to adopt VCC zoning because the P/A is uncomfortable with a drive thru and gas pumps at this intersection and they do not want to prolong Mr. Emery's proposal if the P/A is not interested, and they do not want Mr. Emery to spend any more time and money on a project that will not work in the opinion of the P/A.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to leave the existing zoning in place for 1500 E. Philadelphia Avenue and not to adopt the proposed VCC zoning in that area. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Mr. Kennedy stated that under the existing Limited Commercial (LC) zoning, a Turkey Hill would be allowed without the gas pumps, the traffic study confirmed that if you do nothing with that intersection you are in trouble and this man is willing to go through the process, it will eventually have to be

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addressed. Mr. Kennedy stated that the P/A is an advisory board, we could still go before the Board of Supervisors however I think we will wait to see what PennDot will bring to the meeting, and we are willing to work through the issues. Mr. Wynne commented that this is not the right type of use for this corner. Mr. Zern stated that if PennDot improved the intersection he might reconsider his vote. Mr. Kennedy added that when someone is ready to move on the Bermont Motors property all the improvements will fall entirely on that property. Mr. Adams stated that he fears it could be worse at that intersection with the proposed Turkey Hill/Bank. Mr. Kennedy stated that he will discuss this further with Mr. Emery to decide what he wants to do.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3. Awaiting plan submission. Will attend September meeting.

Minister Creek LP – Mixed use project – Traffic Study review memo dated 4/28/15.

Municipal Floodplain Ordinance – Correspondence from MCPC 3/23/15 & Chuck Garner 4/1/15. County is reviewing.

Donnelly Tract – Plan submitted May 2015 – 44 lots Middle Creek Road, R-1 Cluster Zoning. Review letters from G&A and MCPC both dated 6/18/15. Mr. Kennedy stated that the review letters were received, they had a staff meeting and are revising the plan possibly for the October meeting.

Dairy Queen – 1050 E. Philadelphia Ave – Business sign change in size & location – requires variance. Mr. Ken Picardi, representing owner Nick Vernachio, and Don Mace from Sceptor Signs were present. Mr. Picardi stated that Dairy Queen has a new national sign and Mr. Vernachio is here tonight to ask for a recommendation of approval from of the P/A for a variance to allow a 24” wide sign which exceeds the permitted 18” width, relief for a proposed 104.24 sq. ft. sign which exceeds the 50 sq. ft. area allowed, and relief from the 12-month installation expiration period. The proposed sign will be further away from the road and higher than existing sign. Mr. Vernachio has owned the business for 10 years, he has 30 employees, he and his family are very active in the community. Mr. Wynne asked if he would consider putting a cap on the length of time for sign installation, Mr. Picardi replied yes. Someone stated that the sign seems to be large for main street, Mr. Picardi replied that signage is important to their business especially where its sits off of E. Philadelphia Avenue. Mr. Vernachio stated that his customers are impulse customers and his business needs more visibility in order for these customers to make the turn into Dairy Queen and the Franchise does not want us going any smaller with the signs than we already are, the Chill & Grill needs to be that size. Structurally it has to be able to support the sign. Mr. Garner asked if the new sign would be back further from Rt. 73, Mr. Picardi replied yes, and is the digital sign a standard message or changing, Mr. Picardi stated that they will follow the requirements for digital signs and his client is willing to put Amber Alerts or emergency information on the digital sign as necessary.

A motion was made by Mr. Zern, seconded by Mr. Reitz to recommend approval to the Board of Supervisors and the Zoning Hearing Board for the variance requests for the proposed signs for Dairy Queen located at 1050 E. Philadelphia Avenue in the Gilbertsville Shopping Center, allowing 24” wide sign instead of permitted 18” wide, proposed signage area of 104.24 square feet instead of permitted 50 square feet, and also allowing a 2 year maximum installation extension instead of permitted 12-month expiration period. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The Estate of Robert S. & Evelyn M. Frain – Schlegel Road, R-1 one lot subdivision. Mr. Aston stated that the applicant is proposing a two-phase subdivision of an existing 38 acre tract. The first phase would create Lot 1A this year with a net lot area of 2 acres. Phase two, planned for next year, would create Lot 1B with 1.75 acres which will then be merged with Lot 1A in a common deed as a single parcel. Also created is Lot 2, which is the remaining parcel area of 34.25 acres. No development is proposed with this subdivision. However, the area between the legal and ultimate right-of-way of Schlegel Road is offered for dedication to Douglass Township. Mr. Garner asked if phase 1A is compliant to zoning, Mr. Aston

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replied yes. Mr. Sartor (G&A) is still reviewing the proposed subdivision, and the Planning Agency will wait for his review letter.

Main Street Financial, 1012 E. Philadelphia Ave - Mr. Aston stated that this is a proposed land development for a shared parking on an empty lot between Catagnus Funeral Home and Main Street Financial. Main Street Financial is located in a small house, they do not have any parking so currently they rent spaces from Catagnus Funeral Home. Mr. Catagnus and Main Street Financial have joined to make this parking area. There is a small basin involved that required a 2:1 slopes instead of 5:1 which will not affect anyone, this will add 20 new spaces. Mr. Aston wrote a waiver request letter from the Stormwater Management requirements for the slopes of the basin.

A motion was made by Mr. Sarker, seconded by Mr. Wynne to recommend a waiver from the stormwater management for the required basin slopes of 5:1 to 2:1 pending on following the Engineer's letter. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abtain, Pishock-Aye. Motion passed.

Mr. Aston stated that Main Street Financial is proposing to tear down their building and make a bigger building, 14 spaces are required for a new building. Mr. Garner recommends some sort of agreement recorded so both businesses will have guaranteed parking, Mr. Wynne would also prefer Main Street to have their own parking spaces on the property, and suggested possibly a two-story new building. Mr. Aston also preferred their own parking, Mr. Wynne stated that he wanted to wait for the engineers review letter.

The manager stated that he will request authorization to advertise the September 10th, 2015 workshop meeting at 6pm with Act 209.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study Ordinance– BOS authorized advertisement of public hearing date TBA.
- b. Act 209 Study – Next workshop meeting September 10th, 2015 @ 6pm.
- 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 VCC Ordinance for review.

(INACTIVE)

- h. Lighting
- i. Revitalization Committee

Pottstown Metro Regional Planning Commission Update – No update was available. The manager stated that Douglass Township finished in 4th place out of 14 competing parks in the ON YOUR PARK, GET SET, GO!! Competition, unfortunately it was not good enough to receive funding this year.

Public Comment

No 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 – 9/21/15 - 60 day extension granted by BOS.

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III. Zern Tract – 9/21/15

IV. Donnelly Tract – November 2015 – Extension requested.

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 8:03pm. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 10th, 2015.

Respectfully submitted by,
Marcy Meitzler