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The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M. Members in attendance were: Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Robert Brandt, John Sartor of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, John Stasik and 12 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 August 13th, 2015, no changes were given.

A motion to recommend approval of the August 13th, 2015 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-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, 60 day plan review extension approved by BOS (September 21st, 2015).

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). Mr. Robert Brandt sat in for Mr. Garner as Special Council for the Wynstone Project. Mr. Goldthorp and Ms. Koza gave an overview of this project stating that this was originally proposed by THP Properties in 2004, now it is proposed under Select Properties for 760 residential homes with mixed use and 200,000 sq. ft. of commercial space. It will be constructed in phases. Phase I consists of 250 residential homes off of Township Line Road, and retail area adjacent to 662 near Wawa. Mr. Brandt asked what the approximate total built out timeframe would be, Mr. Goldthorp replied that it would take approximately 10-15 years. Minor road improvements will also be done in Phase I with improvements to Township Line Road and a new traffic signal at the retail site intersection with Rt.663. Traffic improvements are to be completed in Phase II. Mr. Brandt asked what status are your approvals, Mr. Goldthorp replied that we have preliminary approval, with final approval pending on Phase I for possible construction starting in 2016. Mr. Wynne asked why relief from traffic issues weren't directed toward Rt. 100, he would like New Hanover to consider doing something like that to alleviate traffic on Swamp Pike/E. Philadelphia Avenue. Mr. Reitz asked if anyone considered the other roads that the traffic will go to avoid this area, Mr. Goldthorp stated that it was considered but they were directed to focus on the roads near the project. Mr. Wynne expressed his appreciation for Douglass Township to be included in this presentation, and asked if New Hanover could please look at accesses to Rt.100 for traffic flow, possibly Grosser Road now that Wawa has made road improvements on Grosser to Rt.100. The manager asked if it would be possible for Mr. Goldthorp and Ms. Koza to give this same presentation at a future Board of Supervisors meeting, Mr. Goldthorp and Ms. Koza replied that they would be happy to come to a BOS meeting to give the presentation, a date was set for Monday October 5th, 2015. .

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. At the August 13th, 2015 P/A Meeting the P/A voted to leave the existing zoning in place for 1500 E. Philadelphia Avenue and recommended not to adopt the proposed VCC zoning in that area.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3. Awaiting plan submission. Mr. Mullen and Mr. Shaw were present to discuss contribution fees. The applicant's proposal consisted of a combination of a monetary contribution and dedication of land. The land would be used for half of Market Street right of way for the length of their property. Additional land may be involved in the construction of two roundabouts. The P/A stressed that a land development

plan must be submitted for review. A reduction of proposed units may be required for development approvals. After a discussion, the P/A made a motion that the Board of Supervisors consider the applicants proposal which would be comprised of land dedication, Act 209 traffic impact fee calculated on the total number of units with an additional payment of \$174,400.00

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the BOS for the consideration of the proposal of the applicant for the Zern Tract for land dedication, Act 209 traffic impact fee calculated on the total number of units with an additional payment of \$174,400.00. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

Minister Creek LP – Mixed use project – Traffic Study review memo dated 4/28/15. Ms. Koza stated that the concept plan for this proposal shows a roundabout, we are looking into who owns the surrounding properties and how to connect. In the proposal Market Street is lined up with Bartman Avenue, the Route 100 connection will not open until Bartman and Market Street are aligned, and the Swinehart Road traffic will not be allowed to flow through. The G&A Traffic Engineer asked if the proposed pedestrian path will be extended, Ms. Koza replied that it will eventually be extended. Additional updates will be presented to the P/A when available.

Municipal Floodplain Ordinance – Correspondence from MCPC 3/23/15 & Chuck Garner 4/1/15. County is reviewing. The newest maps will be issued shortly, we are on schedule to be in compliance by 3/2/16 deadline. The manager stated that the Township appreciates Mr. Sartor and Mr. Garner working with us on this difficult ordinance.

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.

Main Street Financial, 1012 E. Philadelphia Ave - Mr. Aston stated that he has to tidy up some zoning issues, Mr. Wynne wanted time to review the engineer letter. Mr. Garner stated that this is the shared parking issue between Catagnus Funeral Home and Main Street Financial and there must be some type of long term agreement between them and accessible parking on the other lot, Mr. Garner stated that he believes there needs to be an easement. Mr. Sartor stated that there is a storm water runoff issue that requires an easement and maintenance agreement. The review from the County will be forthcoming next week

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, the eastern side was sold to Mr. Frain's grandson and clean & green will only allow properties in the clean & green act to subdivide a maximum of 2 acres per year. 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. Mr. Aston asked for the P/A to recommend Preliminary Plan approval to the Board of Supervisors with compliance to the comment letter from G&A.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend, to the Board of Supervisors, Preliminary Plan Approval for the Estate of Robert S. & Evelyn M. Frain Subdivision contingent upon, compliance to the comment letter of Gilmore & Associates, submission of a clean revised plan, and the applicant must follow through with Phase Two of the subdivision plan for Lot B. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

Sign Ordinance – U. S. Supreme Court Case – Mr. Garner stated that a case came up in the U.S. Supreme Court that the Court ruled you cannot regulate content. He recommends to review this case, and suggested that someone look at the ordinance that we have in place and compare it to this case.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to have Mr. Garner review the Court Case and the adopted Sign Ordinance to see if we are in compliance. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study Ordinance– BOS authorized advertisement of public hearing for October 5th, 2015.
- b. Act 209 Study – Next workshop meeting October 8th, 2015 @ 6pm.
- c. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- d. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- e. Sketch Plan Ordinance

(INACTIVE)

- f. Lighting
- g. Revitalization Committee

Pottstown Metro Regional Planning Commission Update – No update, however Mr. Reitz received an email informing new rounds of Grants. The manager is aware of the next round of grants and the Township staff will prepare the application. Mr. Reitz stated that the Circuit Rider will help with these Grants.

Public Comment

No comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Extension expires on September 21st, 2015.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend to the BOS to deny the Quigley Bus Service Land Development Plan unless the BOS grant another review extension. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

- III. Zern Tract – 9/21/15
- IV. Donnelly Tract – November 16th, 2015
- V. Frain Minor Subdivision – Schlegel road – November 16th, 2015
- VI. Main Street Financial – 1012 E. Philadelphia Ave – November 16th, 2015

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

The next Planning Agency Meeting will be held on October 8th, 2015.

Respectfully submitted by,
Marcy Meitzler