

November 12th, 2015 Page 1

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, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, John Stasik, 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 October 8th, 2015, no changes were given.

A motion to recommend approval of the October 8th, 2015 Planning Agency minutes was made by Mr. Stouch, seconded by Ms. Pishock. Stouch-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., Settlement Agreement with BOS. Final Plan received 11/2/15, Gilmore & Associates review in progress.

Quigley Bus Service – Land Development Plans and Traffic Study with additional intersections received, G&A, and MCPC reviews expected. (BOS wants recommendation on a review extension period). Mr. Feola, Bursich Associates, stated that he submitted the revised land development plan dated 10/16/15, the original plan was from 2012. The Zoning Hearing Board granted the proposed use. The revised plan addresses the Pennoni review letter and the zoning hearing board conditions. Mr. Feola stated that the plan shows a single entrance, small office, 234 car spaces, 64 van spaces, 134 bus spaces, a fueling island, emergency access to Swamp Creek, we are proposing public sewer, extension of sewer lines and laterals to two buildings. Road improvements are to widen the cartway to 28' on Schlegel Road and replacing inlet swale to wetland area easement through property. We are requesting waivers for landscaping, curbing, sidewalks. Mr. Wynne stated that Mr. Mack floods out often and he would not like swale directed to the wetland area. Mr. Feola stated that he will look into another option, he will take it into consideration. Mr. Wynne also had concerns with the landscaping waiver, he feels that the parking area needs to be shaded, Mr. Feola stated that the parking area would be stone, this is an ultimate buildout, we will work with it. Ms. Pishock asked if this is an additional bus lot or replacement lot, Ms. Rodden replied that this is the replacement bus lot for Montgomery Avenue. Ms. Pishock asked if you are on a timeline to vacate the Montgomery Avenue lot, Ms. Rodden replied that they have asked often when we will be relocating. Mr. Stouch asked if this proposal is taking into consideration the possibility of additional schools, Ms. Rodden replied yes the number of parking spaces includes space for additional buses. Mr. Wynne commented that the line of sight on Wilson Avenue is bad, Mr. Feola stated that it will be addressed through the comment letter. He also asked if the buses will be using the stone part of Schlegel Road, Ms. Rodden stated no this has been re-directed. Ms. Dobbs commented that she felt the curbing and sidewalks waiver was reasonable with the exception of possibly the Donnelly Tract. Mr. Garner asked if curbing was needed on an engineering aspect, Mr. Hagadorn replied that he doesn't have a problem with the curbing waiver, Mr. Garner asked what about the cartway waiver, Mr. Wynne & Mr. Reitz both stated that Schlegel Road is narrow and need this widened because of pedestrian activity (bikes, walkers, etc.). Mr. Wynne asked what the number of trips was for Schlegel/Swamp Creek, Ms. Rodden replied that between the hours of 7am-9am it is 80 right turns and 1 left, the P/A was quite concerned that the number of trips is tripled on those roads. Mr. Feola stated that the traffic study is conservative of worst case scenario, Ms. Rodden stated that the study includes expansion into the next 10-15 years. Mr. Feola told the members that we will add landscaping buffers, Mr. Wynne said that we will work with you on landscaping but I think sidewalks are needed. Ms. Dobbs stated that in the plan they are suggesting non-native plant species, the County would like if you used more native species. Mr. Hagadorn commented that this plan is up for extension approval, Mr. Feola stated that it would take him at least 30 days for a revised plan and Mr. Hagadorn stated that it would be at least January at the earliest

for him to review the revised plan. Mr. Garner stated that the clock must reset with the submission of the plans so you can recommend the amount of time that you wish. Ms. Rodden told the P/A that we will take the extension that you recommend us to have.

A motion was made by Mr. Stouch, seconded by Mr. Adams to recommend, to the Board of Supervisors, a 90 day plan review extension for the Quigley Bus Service Land Development Plan. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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

Wynstone Subdivision – New Hanover Township- Project presentation to BOS 10/19/15. Discussed at PMRPC 10/28/15. Future traffic meetings with PennDot and Montgomery County will be announced. Mr. Reitz stated that Pottstown Borough is sending a letter of concern to PMRPC to be addressed at the Regional meeting. Mr. Garner stated that at the last New Hanover P/A meeting it was stated that there are no formal plans just a sketch plan so there cannot be a preliminary plan approval on a sketch plan. When representatives of Wynstone were here giving a presentation to the BOS and announced that they had preliminary plan approval which is incorrect.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3. Staff meeting held 10/23/15, revised zoning plan to G&A for review. (Review extension requested).

Minister Creek LP – Mixed use project – Letter and Map from PennDot 9/28/15.

Municipal Floodplain Ordinance – Copy of Draft Ordinance sent to DCED for review. Submitted

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. Awaiting Plan Revisions (Requests a 90 day plan review extension).

Main Street Financial, 1012 E. Philadelphia Ave – John Aston, proposed land development, shared parking with Catagnus Funeral Home. G&A review dated 9/8/15. Awaiting revised plan (Requests a 90 day plan review extension).

Sign Ordinance – U. S. Supreme Court Case – Letter from Mr. Garner dated 8/24/15.

Spotted Lanternfly – Detected in Douglass Township, information in lobby and website.

1500 E. Phila Ave (Corner Shoppe), proposed Turkey Hill, Bank – Mr. Emery and daughter Lisa, owners of the property, were present. Ms. Emery stated that she runs the Corner Shoppe for over 20 years and the business has done well over the years however times are changing and the gift shop is not financially feasible at this time, she is a single mom is looking for financial security for herself and her daughter. Mr. Emery asked the members if they could let him know what their concerns actually are so he could possible address them and move forward if possible. Mr. Wynne stated that a few years ago Rite Aid was interested in that property, and at that time even Rite Aid could not make that intersection work so the Planning Agency doesn't see how this intersection could be improved. The intersection and the traffic are the primary concerns. Mr. Emery stated that he is willing to fix his portion of the intersection. Mr. Wynne replied, if you fix just your portion of that intersection it will be worse than it is now. Mr. Emery asked, so you have no interest in what PennDot has to say about the intersection, I am not sure that you ever got the finished traffic study. Mr. Garner stated that they saw the preliminary study however you can release the finished traffic study to Manager Hiryak for review by Gilmore & Associates. Ms. Emery is scheduling a meeting with PennDot. Mr. Emery asked if the P/A members will have an open mind, the members replied yes. Gilmore & Associates will review finished traffic study pending BOS approval.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Next workshop meeting December 10th, 2015 @ 6pm, Mr. Wynne asked if it is possible to reschedule the December P/A meeting and Act 209 Workshop for December 17th, 2015 and advertise the meeting. The secretary will forward the request to the manager.
- b. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- c. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- d. Sketch Plan Ordinance

(INACTIVE)

- e. Lighting
- f. Revitalization

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that the traffic study concerns with the Wynstone Project have been increasing and there is a chance that Pottstown Regional Planning Commission could look into it.

Public Comment

Mr. Reitz stated that maybe we should be notifying other adjoining Townships about the Quigley Land Development Project, we like to know when something affects us. The P/A asked if the Manager could reach out to the adjoining Townships. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – November 16th, 2015 (Review extension requested).

A motion was made by Mr. Stouch, seconded by Mr. Adams to recommend approval, to the BOS, of a 90 day plan review extension for the Quigley Bus Service Land Dev Plan. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- III. Zern Tract – November 16th, 2015 (90 day plan review extension requested).

A motion was made by Mr. Stouch, seconded by Ms. Pishock to recommend approval, to the BOS, of a 90 day plan review extension for the Zern Tract Plan. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- IV. Donnelly Tract – November 16th, 2015 (90 day review extension requested).

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval, to the BOS, of a 90 plan review extension for the Donnelly Tract Subdivision Plan. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- V. Main Street Financial – 1012 E. Philadelphia Ave – November 16th, 2015 (90 day plan review extension requested).

A motion was made by Mr. Reitz, Seconded by Mr. Wynne to recommend, to the BOS, approval of a 90 day plan review extension for the Main Street Financial Subdivision Plan. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Planning Agency – Term Expiration Dates – Mr. Adams and Mr. Sarker’s terms expire at the end of December 2015, if you wish to be considered for another term please send a letter of interest or email Manager Hiryak for consideration.

2016 Planning Agency Meeting Dates – Mr. Wynne asked for approval of the 2016 P/A and Workshop dates with the change of the December meeting to be December 15th, 2016.

November 12th, 2015 Page 4

A motion was made by Mr. Stouch, seconded by Mr. Wynne to approve the 2016 P/A Meeting Dates as given with the change for the December 2016 meeting to be on December 15th, 2016. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to adjourn the meeting at 8:00pm. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 17th, 2015.

Respectfully submitted by,
Marcy Meitzler