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The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M. Members in attendance were: Josh Stouch, Joe Richardson, Bill Zern, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, Alan Keiser, and 5 residents/developers.

Mr. Reitz led the Pledge of Allegiance to the flag.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 10th, 2016, no changes were given.

A motion to recommend approval of the March 10th, 2016 Planning Agency minutes was made by Mr. Richardson, seconded by Mr. Stouch. Richardson-Aye, Stouch-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Clover Hill, John Backenstose – R-1 Niantic Rd (to Board of Supervisors for Final Approval).

Quigley Bus Service – BOS Denied Variance Extension, Rescinded Denial of Development Plan.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2016.

Wynstone Subdivision – New Hanover Township- Meeting with PennDot, MCPC scheduled for 4/15/16 @ 3pm. Mr. Reitz, Mr. Stouch, and Mr. Richardson plan on attending the meeting.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Staff meeting notes dated 12/1/15 and G&A review of zoning plan dated 12/1/15. Awaiting plan revisions for review.

Minister Creek LP – Mixed use project – No new information.

Municipal Floodplain Ordinance – Adopted by BOS on 2/16/16

Donnelly Tract – 44 lots Middle Creek Road, R-1 Cluster Zoning. Revised plan received 3/23/16.

Awaiting G&A review. Ms. Dobbs stated that the applicant has made plan improvements for pedestrian access to open space and proposed plans to widen the shoulder on Middle Creek Road for pedestrian and bike traffic, however she would like visual notification to warn motorists of pedestrian traffic such as; painting crosswalks on the roadway, bumps, or signs warning of pedestrian traffic. Mr. Hagadorn stated that Ms. Dobbs has requested this before however if the Township wants signs, bumps, or crosswalk line paintings added we could address this within the Gilmore review letter, possibly a rumble strip would work. Mr. Reitz stated that he heard rumble strips decay the roads but would defer to Road Master for his opinion, Mr. Hagadorn said that maybe installing road reflectors would be better. Mr. Dobbs also stated that perhaps the Township could ask for additional trees instead of existing vegetation as the buffer, that is a BOS decision. No other comments were given.

Main Street Financial, 1012 E. Philadelphia Ave – Awaiting revised plan in 2016.

Sign Ordinance – U. S. Supreme Court Case, awaiting update in 2016.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan.

Frain Land Development Plan Phase II – (To BOS for Final Approval).

Workshop Items

(ACTIVE)

- a. Act 209 Study – No meeting scheduled
- b. Green Building Ordinance
- c. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- d. Sketch Plan Ordinance

(INACTIVE)

- e. Lighting

f. Revitalization/Montco 2040 Implementation Plan – Mr. Hagadorn gave a brief overview stating that this project would be completed in several phases. The main parking area behind the municipal building would have the following improvements; infiltration beds, vegetation consisting of 200 shrubs and 25 trees, a storm water inlet for Rt. 73 and other inlets in the parking lot and Douglass Park, a smaller catch basin for rain gardens to drain to swale in main detention basin, extended sidewalks from Rt.73 to Douglass Park, re-stripping, LED lighting, ADA walkways. There is a \$200,000 cap on available funding and we hope to have the full amount funded. A resident asked if testing done on infiltration, Mr. Hagadorn replied that additional engineering will be required before the actual construction begins; (obtaining the PennDot Highway Occupancy Permits, calculating elevations of inlets, swales, raingardens and underdrains). Testing may be required for the installation of the pervious paving areas. The Township has a 20% match of any grant money awarded.

A motion was made by Mr. Reitz, seconded by Mr. Stouch to recommend, to the Board of Supervisors, approval of the suggested improvements for the Montco 2040 Implementation Plan funding. Richardson-Aye, Stouch-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that Matt Edmond talked about the regional traffic study, they will look at bigger intersections for possible State or County funding. The Greenway Study will involve Keller Woods and the Libor Tract open space properties. Ms. Dobbs stated that Gilbertsville will be the model for the Main Street Greenways in the fall (September/October 2016). Mr. Hagadorn informed the P/A that the information gathered on the traffic study from last week will be transferred to a map for review in the next few months.

Public Comment

No public comment was given

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Extension Denied.
- III. Zern Tract – May 16th, 2016.
- IV. Donnelly Tract – July 14th, 2016
- V. Main Street Financial – 1012 E. Philadelphia Ave – May 16th, 2016.

A motion was made by Mr. Zern, seconded by Mr. Stouch to adjourn the meeting at 7:23pm. Richardson-Aye, Stouch-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed. The next Planning Agency Meeting will be held on May 12th, 2016.

Respectfully submitted by,
Marcy Meitzler