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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Josh Stouch, Joe Richardson, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn and Damon Drummond of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, Alan Keiser, and 17 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 12th, 2016. No changes were given.

A motion to recommend approval of the May 12th, 2016 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary /Final Plan submitted 6/2/16. Tim Hendricks gave an update stating that there are 9 proposed single family lots, all permits were secured.

P/A Member Bill Zern arrived for the meeting at 7:05pm.

Mr. Hendricks asked for a waiver/revision to be 10 lots, the basin would be located on 2 lots instead of 1 lot and adding 1 additional lot proposing a deed restriction that the HOA maintain the basin in exchange for the additional lot, and also asked for a sidewalk waiver proposing that the developer would make a contribution of \$500 per lot in lieu of sidewalks. Mr. Reitz asked what would happen if the HOA would dissolve, Mr. Hendricks stated that you can put protection in the agreement, Solicitor Doll stated that you can put such protection in place. Mr. Wynne was concerned with access to the basin, Mr. Hendricks stated that they could take care of the details with the Solicitor and Engineer. Mr. Wynne asked if this needed to be reviewed again, Mr. Doll stated that this is still a viable plan unless they make revisions to the existing plan. Mr. Wynne wanted sidewalks and curbing throughout the development, lighting will be provided at the new roadway intersection at Gilbertsville Road, Mr. Hendricks stated that there will be 2-story homes with driveway parking, they could make the street one side parking this will be discussed with the engineer during the review process. Mr. Hendricks will submit a revised plan, Mr. Hagadorn wants to review the revisions and discuss with the P/A.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the land development plan denial. (Land Use Appeal Pending, traffic review continuing, staff meeting correspondence dated 4/25/16). School bus trip generation review dated 6/6/16. Ms. Rodden, Mr. Dimerling, and Mr. Quigley were present at the meeting. Mr. Wynne still was concerned that the study should be on 196 trips into the facility and 196 out of the facility and he does not agree with the trip generation done in the traffic study. Mr. Dimerling explained that there is no guideline on trip generation for bus lots so they took the average trip generation of 3 bus lots to come up with the trip generation. The Board Members and traffic engineer Mr. Drummond felt that the bus routes, the bus trips, driver trips, aide trips, and also whether drivers take buses home should all be considered in the study to have a realistic impact on the roads. Ms. Rodden stated that they would get this information and be in contact with Mr. Hagadorn and Mr. Drummond of Gilmore & Associates and asked for 60 days to get this information to the P/A for the August 2016 meeting. Mr. Reitz again had concerns of increased traffic on Wilson Ave and Schlegel Road, he said where is the traffic going to go, no more traffic is allowed on Wilson or Schlegel we need to see the bus routes. Mr. Quigley said that Middle Creek Road and Wilson Ave can be traveled if that is the bus route. Mr. Wynne commented, what happens if we re-district again. We need a “what if” plan in place. Ms. Pishock asked if they had a meeting with Mr. Steve Missimer for the bus route discussion, Mr. Quigley stated that they already have the bus routes, the changes will come when the school district

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moves 9th grade to the Senior High in 2017-2018. Ms. Rodden stated that she will be asking for a staff meeting in the future to further discuss these issues. .

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

Wynstone Subdivision – New Hanover Township

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Staff meeting notes dated 2/11/16. Preliminary Plan submitted 6/1/16. Mr. Smeland give an update on the proposal of 240 units. Mr. Smeland stated that Road A (Jackson Road to Market Street) is to be dedicated to the Township, other roads within the development would be HOA owned and maintained. Sidewalks would be on both sides of the street except for Road A which would have parking on one side only, there is a proposed trail network in the development pond area with lighting provided to light the path for safety. The existing pond area will be preserved and maintained. There is proposed 2.2 parking spaces available per dwelling unit plus garage, the plans allow for fire truck access and maneuverability. There are proposed snow removal easements in place, and temporary turnarounds within the development until Market Street is built. The landscaping will be significantly buffered, there is not a lot of room on the street for trees but some street trees will be added, the remainder of the street trees will be added to the buffers/open space areas.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016.

Donnelly Tract – 44 lots Middle Creek Road, R-1 Cluster Zoning. Preliminary Plan and Waiver request to BOS for approval.

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

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

Sealstrip – 103 Industrial Drive, Preliminary/Final Plan Resolution enacted 9/2/08, Preliminary/Final Plan submitted 6/1/16. Mr. McCarthy gave a brief overview stating that this project was given Preliminary/Final Plan approval in September of 2008 but was put on hold due to the economic conditions. The revised building addition eliminates the proposed office space area previously approved, however a small addition of 2,000 square feet was added for internal forklift use and also an additional storage area has been added, these additions are less square footage than the original proposal and less intensive than the previous approved proposal. Solicitor Doll stated, so there are changes to the original plan, Mr. McCarthy replied yes. Solicitor Doll stated that Mr. Hagadorn will need to review the revisions because it is a different plan, Mr. Wynne agreed that since the plan has been changed we will need time for Mr. Hagadorn's review. Mr. Hagadorn stated that he has a full schedule but he will try to review within a 60 day review period.

Workshop Items

(ACTIVE)

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

(INACTIVE)

- e. Lighting
- f. Revitalization/Montco 2040 Implementation Plan – Application completed & sent to Montgomery County.

Ms. Dobbs reviewed some work shop items stating that the Sketch Plan Ordinance needs to have 10 additional requirements added. The Riparian Buffer Ordinance, the County has the model ordinance. The Riparian Buffer Ordinance helps to protect the health of waterways, and could be utilized during the Zern Tract Development, they seem to be receptive to the idea of planting for vegetative restoration around waterways. The County Assistance Contract is up for renewal in

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December 2016. The contracts are 3 year contracts. Ms. Dobbs stated that the Montco2040 grant results are expected by June 16th or June 17th and we should expect requests for more detailed engineer plans for any awarded projects.

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that Gigabit did not attend the last meeting and PMRPC is off for the June, July, and August months.

Public Comment

Mr. Reitz and Mr. Wynne requested full size prints for any plan submissions to be reviewed by the P/A.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – September 8th, 2016
- IV. Donnelly Tract – July 18th, 2016
- V. Graterford Properties – September 8th, 2016
- VI. Sealstrip Corporation – September 8th, 2016

A motion was made by Mr. Reitz, seconded by Ms. Pishock to adjourn the meeting at 8:16pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed. The next Planning Agency Meeting will be held on July 14th, 2016.

Respectfully submitted by,
Marcy Meitzler