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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: Joe Richardson, Bill Zern, Tom Wynne, 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 10 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 14th, 2016. Mr. Reitz stated that under the Zoning Hearing Board section on page 1, the flea market hours should be 8 to 4 not 1 to 4. No other changes were given.

A motion to recommend approval of the July 14th, 2016 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern with the change under the Zoning Hearing Board section on page 1, the flea market hours should be 8-4 not 1-4. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Zoning Hearing Board

Berks/Mont Trading Co, Swinehart Road R-3 district, expansion of non-conforming use, outside flea market proposal & additional signage – requires Zoning Hearing Board Application submission.

Gilbertsville Veterinary Hospital, 1538 E. Philadelphia Avenue VCC Zoning, Application to ZHB, Ken Picardi Esq. representing the Halons' (P/A recommendation required). The Hanlon's, Engineer Josh Gross, and Ken Picardi Esq. were present at the meeting. Mr. Picardi stated that the Owners' wish to expand, they presently have 20 employees and wish to have additional space and additional parking. They have acquired the adjacent property which had a trailer on it and have since removed the trailer. A small portion of Owners' property is located in the R-2 Zoning District. Parking for a Veterinary Hospital is neither permitted nor prohibited in R-2, the Owner seeks approval for 23 parking spaces in the R-2 Zoning District, owner seeks approval for 16 parking spaces that will be 16 feet, rather than the required 25 feet, from the property line with a residential use, and the owner seeks relief from the screening buffer requirements of the Ordinance, and instead offers to maintain the existing 6-foot fence which adequately buffers the proposed use from the adjacent residential property owners. Ms. Dobbs recommended incorporating additional shrubbery for storm water management such as rain gardens, shrubs, or flowers. Mr. Hagadorn didn't know if it would be beneficial for the owner to rezone the property, he will review that possibility when the land development plan is submitted. Solicitor Doll and Mr. Wynne recommended that the properties be combined as one deeded property.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the variance requests for the Gilbertsville Veterinary Hospital Expansion to the Board of Supervisors and the Zoning Hearing Board and also recommends that the owners consider additional landscape buffering along existing fence. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Mr. Picardi stated that there is an issue regarding a paper street not in use located at these properties and asked if this issue could be resolved, Mr. Wynne deferred this issue to the Board of Supervisors. Mr. Hagadorn stated that if this property would be rezoned the owner would face loosing parking spaces, Mr. Doll also stated that there would have to be a zoning map revision and substantial changes and expense for gaining a few feet for parking. Mr. Picardi asked to be on the agenda for the next Board of Supervisors meeting for August 15th, 2016. A sketch plan for the Gilbertsville Veterinary Hospital Expansion will be given to Mr. Hagadorn for review to determine if any other relief is needed before the date of the Zoning Hearing Board meeting is scheduled, the applicant will waive any time restraints involved in the hearing date.

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. Awaiting Final Plan Revisions.

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. New Traffic Engineer selected by Mr. Quigley, McMahon Associates, correspondence continuing between traffic engineers..

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

Wynstone Subdivision – New Hanover Township, Preliminary/Final Subdivision & Land Development Plan received by New Hanover in June 2016. Staff meeting, at New Hanover Township, summary letter dated 8/2/16. The P/A had a discussion about this subdivision and the Staff Meeting that Douglass Township representatives attended to discuss the very significant traffic impacts this development will have on Douglass Township. The Township Manager stated that PennDot has no immediate plans to upgrade the existing intersection of Rt.73, Swamp Pike, and Gilbertsville Road. PennDot was to contact the Wynstone Developer regarding land acquisition from Bermont Motors for additional turn lanes. PennDot recommends that Douglass Township reconsider any land development proposals that were willing to improve their corner of this intersection as part of their approval process. The Township Manager will contact Fran Haney to update him on the New Hanover Town Center project. Mr. Reitz and Mr. Wynne suggested that Douglass Township's Engineers meet with the Engineers for Turkey Hill to discuss Turkey Hill's traffic impact study and to begin planning to address the impact that the Wynstone Subdivision will have on the Township. The manager stated that Mr. Emery and Turkey Hill representatives would like to meet with the traffic engineers to see if there is a mutual agreement on any improvements proposed in the traffic impact study. Mr. Hagadorn stated that he would like to see fully engineered plans.

A motion was made by Mr. Wynne, seconded by Mr. Reitz recommend approval to cover costs of the meeting between Mr. Emery, representatives of Turkey Hill, Township Engineers to discuss proposed improvements to the Rt.73, Swamp Pike, Gilbertsville Road intersections. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Turkey Hill – TIS review dated 7/18/16 was not discussed.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. G&A review letter dated 7/6/16. Waiver request submitted 8/8/16. The Developer appeared and was represented by their Engineer, Jason T. Smeland, P.E. from Lenape Valley Engineering. The developer wanted to address some of the concerns raised in the review letters from the Township Engineer and the Montgomery County Planning agency Representative. Mr. Smeland presented two documents; one addressing the zoning concerns and the other addressing the waivers that the developer will be seeking from the Board of Supervisors. Though the P/A did discuss the proposed walking trail, the traffic calming measures, site lighting, parks and recreation, the HOA ownership of the roads, detention basins, and the grant of blanket easements, the majority of the discussion revolved around Market Street. The plan shows two proposed points of access along Jackson Road and three proposed points of access along Market Street. The P/A expressed serious concerns about the limited access that the plan presents. As Market Street is a proposed street, and not yet in existence, the reality of the plan is that the occupants of all 240 homes will enter and exit the community onto Jackson Road. The P/A expressed concerns that Jackson Road is not designed to handle that additional traffic. The western entrance is located along a section of Jackson Road that, due to a curve and grade, has limited visibility and the P/A expressed concern that this may be a dangerous intersection. In addition, since there is no immediate plan to construct Market Street, there is no viable access for emergency vehicles and the development is essentially two developments separated by Minister Creek. The developer acknowledged that the plan failed to account for emergency vehicles and that they would revise the same to show

emergency vehicle access along the proposed walking trail and to widen the trail to connect both halves of the development. The developer expressed concern that they designed the plan based on the various discussions surrounding Market Street and said that since they do not own the land on which Market Street is proposed that they will offer a financial contribution toward the construction of that road. The P/A asked that the plan be revised to give the residents and emergency personnel greater access. Mr. Wynne was also stark with his comment that he wanted street trees and shrubbery in this development.

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

Donnelly Tract – 44 lots Middle Creek Road, R-1 Cluster Zoning. BOS Approved Preliminary Plan Resolution and Waiver Request. Awaiting Final Plan Submittal.

Sign Ordinance – U. S. Supreme Court Case, awaiting update in 2016. Some revisions are needed to make the ordinance compliant. The P/A recommended to have Mr. Doll, Ms. Dobbs, and the Zoning Department work together to make all necessary revisions to the existing ordinance.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend the Township work on revisions to make the Sign Ordinance compliant. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal/Zoning Hearing Appeal Application.

Sealstrip – 103 Industrial Drive – G&A review letter dated 7/5/16 & MCPC review letter dated 7/20/16.

Building Coverage – Accessory structures in R-2 Zoning district, Zoning Amendment Proposed. The amendment will include specific definitions of Building Coverage and Accessory Buildings and will add additional coverage based on the size of their lots to erect accessory structures like decks, sheds, porches, pools, and similar buildings on properties in the R-2 zoning areas.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the proposed Zoning Amendment for Building Coverage, Accessory Structures in the R-2 Zoning District. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Act 209 Study – 2016 Traffic Counts (from the 14 original intersections plus the additional 9 intersections) received in June 2016.
- b. Zoning/SALDO Updates
- c. “Green Building” Ordinance
- d. Sketch Plan Ordinance
- e. Riparian Buffer Ordinance

(INACTIVE)

- f. Lighting

Pottstown Metro Regional Planning Commission Update – No meetings.

Public Comment

No comment given.

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 – Awaiting Final Plan Submission

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V. Graterford Properties – September 8th, 2016

VI. Sealstrip Corporation – September 8th, 2016

A motion was made by Mr. Zern, seconded by Mr. Wynne to adjourn the meeting at 9:20pm.
Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 8th, 2016.

Respectfully submitted by,
Marcy Meitzler