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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, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Alan Keiser, and 3 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 11th, 2016 and stated that he wanted his comment added to the Zern Tract under the Subdivision and Land Development section, that he was stark in his comment that he wanted street trees and landscaping in this development. No other changes were given.

A motion to recommend approval of the August 11th, 2016 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock with the addition to the Zern Tract under the Subdivision and Land Development section that Mr. Wynne was stark that he wanted street trees and landscaping in this development. Stouch-Aye, 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'. Sketch Plan received for review by G&A.

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.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to recommend approval to the Board of Supervisors of an indefinite plan review extension request for Graterford Properties, 400 Gilbertsville Road. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial.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), E-mail from Steve Missimer dated 8/21/16.

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.

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 MCPC review letter dated 7/15/16. Waiver request submitted 8/8/16. (Plan review extension request & staff meeting request received), P/A recommendation required. P/A meeting summary letter dated 8/22/16. A Memo from Jason T. Smeland, P.E. from Lenape Valley Engineering was received on 8/26/16 as a summary of the P/A Meeting on 8/11/16. It was listed in that summary that the P/A wanted the developer to provide buffering/street trees or dollars in lieu of, for the units that back up to Market Street, Mr. Wynne commented that buffering/street trees were discussed however he did not think dollars in lieu of was discussed and the P/A is really not interested in dollars in lieu of buffering/street trees, also discussed was the need for emergency access as well as residential

access to connect Road B to Road F. Mr. Hagadorn stated that there has been talk about approaching Gambone for more right-of-way for this purpose. The P/A said that the fire trucks must be able to turn. Mr. Stouch stated that a ladder truck will never be able to get in the development. The P/A agreed they will address these issues with the developer when they return to a P/A Meeting. A 60 day plan review extension request was requested from the developer for the Zern Tract.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to recommend to the Board of Supervisors that a 60 day plan review extension request be approved for the Zern Tract. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

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, revisions pending. Ms. Dobbs stated that they are waiting for input from the zoning department. Mr. Hagadorn stated that Mr. Mark John helped with the Sign Ordinance in Limerick Township, Mr. Doll said he would reach out to Mark John.

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. (Project on hold for mid-January 2017)

Holly Road – Neighborhood mixed use on 52 acres, sketch plan submitted July 2016. G&A review letter dated 7/20/16. Nothing new at the moment, Ms. Dobbs review letter (staff meeting). Mr. Reitz commented that he was glad Ms. Dobbs addressed County Line Road/RT100 Intersection by saying that the applicant should be aware of the 2010 DVRPC Route 100 transportation study and take it into consideration when designing the traffic impact study.

Building Coverage – Accessory structures in R-2 Zoning district, Zoning Amendment Proposed to BOS. Mr. Wynne has problems with if the accessory building coverage exceeds 1000 sq.ft. the additional coverage would require storm water management planning as per the Swamp Creek Storm water Management Ordinance, it should allow 2000sq.ft. and design for it, Mr. Hagadorn stated going forward yes, homeowners could take care of the issue with infiltration tests and rain gardens, new MS4 Standards are coming. Mr. Wynne stated its getting out of control, Mr. Hagadorn asked if he would like the Regional approach. Mr. Wynne stated that Douglass Township is made up of different areas and the Regional approach would not be a match for Douglass, Mr. Hagadorn stated that he meant to do it where you can comply and where you can't comply buy into credits. Mr. Wynne stated that we need better documentation on plans, but he disagrees with the storm water management planning for accessory building coverage exceeding 1000 square feet.

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

Workshop Items

(ACTIVE)

- a. Act 209 Study – 2016 Traffic Counts (from the 14 original intersections plus the additional 9 intersections) received in June 2016 – October Workshop
- 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 meeting.

Public Comment

Mr. Wynne asked if the Ordinances were on the website, Ms. Dobbs replied that not all of them are on the website. Mr. Wynne stated he would like updated ordinances on the website and asked for E-Codes (Digital Coding) to be added to the October Planning Agency Agenda, it is a paid service for codifying Township Ordinances. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – November 10th, 2016
- IV. Donnelly Tract – Awaiting Final Plan Submission
- V. Graterford Properties – Indefinite
- VI. Sealstrip Corporation – Hold

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:26pm. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on October 13th, 2016.

Respectfully submitted by,
Marcy Meitzler