

PLANNING AGENCY  
February 10, 2011

HIGHLIGHTS

A motion to recommend approval of the January 13th, 2011 minutes was made by Mr. Wynne, seconded by Mr. Reitz with corrections on page 1 in the Highlights section “ A motion to appoint Mr. Reitz as Vice Chairman of the Planning Agency was made by Mr. Wynne, seconded by Mr. Zern” and page three line 32, “Mr. Wynne asked Mr. Reitz if he was interested in continuing to represent the Planning Agency at the Pottstown Regional Planning Commission Meetings”. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Casper-Aye. Motion passed.

Requested Waivers for 400 Gilbertsville Road were recommended for approval – see below for breakdown and motions.

A motion to recommend approval of the Preliminary/Final plan for 400 Gilbertsville Road was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:20pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M. Members in attendance were: Gail Norton, John Sartor, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Anthony Casper. Solicitor Charles D. Garner Jr., Hannah Mazzaccaro from MCPC, Robert Campbell and Brian Keaveney from Pennoni Associates, Supervisor John Stasik, Mike Heydt, and Peter Hiryak. Also in attendance were 11 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

A motion to recommend approval of the January 13th, 2011 minutes, with corrections on page 1 in the Highlights section “A motion to appoint Mr. Reitz as Vice Chairman of the Planning Agency was made by Mr. Wynne, seconded by Mr. Zern” and page three line 32, “Mr. Wynne asked Mr. Reitz if he was interested in continuing to represent the Planning Agency at the Pottstown Regional Planning Commission Meetings” was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Casper-Aye. Motion passed.

Subdivisions and Land Developments

John Edwards from Stout, Tacconelli & Associates presented a revised Preliminary/Final plan for Graterford Road Properties subdivision at 400 Gilbertsville Road in which they addressed proposed waiver approvals as follows:

22-405: Curbs are required along Gilbertsville Road. (The waiver is requested because Gilbertsville road is a State road and we wish to defer to the State for required improvements. Curb is not required for drainage purposes and does not currently exist in the vicinity of this project.)

A motion to recommend approval of waiver 22-405 was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-407.2(A): A 25 ft. length of vertical curve is required for each percent of grade change. (Two of the three curves do not comply. The waiver is requested so that the road can follow the existing topography and minimize the impact to the adjacent property.)

A motion to recommend approval of waiver 22-407.2(A) was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-407.3( C ): Street grades in excess of five (5) percent should be avoided whenever possible. (The waiver is requested to allow the street to have a seven (7) percent grade for a distance of approximately 75 ft. in order to follow the existing topography and limit the impacts to the adjacent property.)

A motion to recommend approval of waiver 22-407.3( C ) was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-411.4(N): All detention/retention basins shall be sited on a separate lot and shall be perpetually maintained by a duly established Homeowners Association. (The waiver is requested to allow the basins to be situated within proposed building lots rather than on separate lots. The 10-lot residential subdivision is completely taken up with building lots and will not have any common ground or need to establish a homeowner's association. The applicant will disclose maintenance responsibilities to each prospective homebuyer as required.)

A motion to recommend approval of waiver 22-411(N) was made by Mr. Zern, seconded by Mr. Reitz on the condition that this will be a deeded requirement. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-411.8.A.(1): Stormwater recharge systems shall be located at least fifty (50) feet from any existing or proposed structure. (The waiver is requested to allow the recharge area for the rain gardens located on Lots 8 and 9 to be located approximately 12 feet from the dwelling on Lot 8 and approximately 15 feet from the dwelling on Lot 9. The proposed distances from structures exceed the 10 ft. minimum, which is consistent with standard engineering practice.)

A motion to recommend approval of waiver 22-411.8.A.(1) was made by Mr. Wynne, seconded by Mr. Sartor. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-411.8.A.(2): Stormwater recharge systems shall be located at least fifty (50) feet from any property boundary or right-of-way. (The Waiver is requested to allow the recharge facilities located on Lots 8 and 9 to be located closer than fifty (50) feet to the property boundary. Due to the configuration of Lots 8 and 9 and the feasible location for a recharge area, the recharge facility cannot practically be located 50 feet from any property boundary or right-of-way line.)

A motion to recommend approval of waiver 22-411.8.A.(2) was made by Mr. Wynne, seconded by Mr. Sartor. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-420-1.D: Replacement trees shall be planted on the site to mitigate for the existing trees to be removed in addition to other landscaping requirements. (A partial waiver is requested in order to install only forty-one (41) of the sixty-three (63) required replacement trees. The applicant is installing a number of replacement trees and significant buffering which appears to meet the intent of the ordinance.)

A motion to recommend approval of waiver 22-420-1.D was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-424: Sidewalks shall be provided along both sides of all streets. (The waiver is requested to not provide sidewalk along both sides of the street. Currently, sidewalk does not exist within the vicinity of the project and pedestrian travel to and along Gilbertsville Road is not recommended. The project is

a fairly small residential development without a through street and the proposed cul-de-sac street is wide enough to allow pedestrian traffic.)

A motion to recommend approval of waiver 22-424 was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

22-434: Streetlights shall be installed when required by the Township. (The waiver is requested to allow driveway post lamps to be installed in lieu of streetlights.)

A motion to recommend approval of waiver 22-434 was made by Mr. Zern, seconded by Mr. Sartor. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

2007-03-405.A.2: Recharge (infiltration) volume to be captured and infiltrated shall be the volume difference between the pre-development 2-year, 24-hour storm event and the post-development 2-year, 24-hour storm event. (The waiver is requested because the recharge volume requirement cannot be met due to the limitations of the site soil's ability to infiltrate stormwater runoff. Infiltration is provided where soil conditions permit infiltration and additional BMP's are utilized to meet local and state requirements for stormwater management. The required recharge volume is 17,125 c.f. and the provided recharge volume is 9,198 c.f.)

A motion to recommend approval of waiver 2007-03-405.A.2 was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

Mr. Wynne asked if there were any questions or concerns before they proceed with approval on the plan, Mr. Reitz stated that his only concern was that they do the best that you can do for the stormwater, Mr. Edwards stated that they have taken this into consideration. The Engineer stated that he was satisfied with the issues.

A motion to recommend Preliminary/Final plan approval for the 400 Gilbertsville Road Subdivision was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

New Business/Old Business – Brian Keaveney of Pennoni Associates gave a presentation on the Act 209 Plan - The purpose of Act 209 is to equally distribute costs associated with roadway and intersection improvements among public and private parties that develop properties in Douglass Township. There are three documents included in Act 209, they include the land use assumptions report, the roadway sufficiency analysis, and the capital improvements plan. The current plan was prepared in 2005 and the impact fee was increased in 2009 using the construction cost index.

Transportation improvements fall into one of three categories, improvements needed under existing conditions, improvements needed in future growth areas outside the transportation service area, and improvements needed within the transportation service area. Impact fees are calculated by the number of anticipated trips from new developments. Mr. Keaveney handed out information packets to the Planning Agency Members.

Ordinances - Mr. Wynne stated that the Planning Agency will start working on the other parts of the Rt.100 Corridor Overlay Ordinance at the March meeting. The Board of Supervisors reviewed the RV Ordinance and requested that boats be included in this ordinance and the fees have been increased, Mr. Garner was asked to implement the changes in the RV Ordinance and submit the RV Parking Ordinance to the Board of Supervisors for advertisement and adoption.

Pottstown Regional Planning Commission Update – Mr. Reitz commented that the January meeting was cancelled and they are going to be continuing on the feasibility study. The Manager asked Mr. Wynne to add people to attend these meetings because at times it is difficult for Mr. Reitz and Mr. Stasik to be able to attend.

Workshop Items  
(ACTIVE)

Mr. Wynne asked for the Revitalization/Property Maintenance to remain on the active list however rename it as Revitalization Committee/Traffic Issues/Problems-By-Pass. The Renters Ordinance will be next on the list headed by Ed Reitz, Gail Norton, Anthony Casper, and Bill Zern for discussion at 6:30pm. Remove “Signage” from the list. The “Green Building” Ordinance will be headed by Ed Reitz, John Sartor, Tom Wynne, and Anthony Casper. Remove “TDR” from the list. Mr. Wynne also asked to have a column added to the Agenda for times and dates for the group meetings.

(INACTIVE)

- d. Sketch Plan Ordinance
- e. Property Maintenance
- f. Lighting/Stan Stubbe

Deadlines

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Graterford Road Properties – 4/27/11

Mr. Wynne asked if there was any public comment, Mr. Theil had concerns about the Act 209 money being separate from fees over and beyond Act 209 fees. Mr. Wynne stated that it was his goal to try to earmark that money. If Market Street doesn't get built & Rosen builds the development can money for Market Street get used to repair Jackson Road, Mr. Wynne replied it could only be used for the intersection repairs on Jackson Road or the driveway entrance to the development. Mr. Link wondered why Property Maintenance was put into the Inactive workshop list; Mr. Wynne replied that it could be possible that a lot of the property maintenance issues could be resolved in Revitalization and the Renters Ordinance.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:20pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 10th, 2011

Respectfully submitted by,

Marcy Meitzler