

PLANNING AGENCY  
03-10-2011

A motion to recommend approval of the February 10th, 2011 minutes was made by Mr. Sartor, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:25pm. 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 7:02P.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 from Pennoni Associates, George Moser from BMMA, Mike Heydt, and Peter Hiryak. Also in attendance were 10 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

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#### Subdivisions and Land Developments

Graterford Road Properties, 400 Gilbertsville Road – Proposed Plan Resolution and Presentation to the Board of Supervisors April 4th, 2011.

#### New Business – Act 537 Planning for Basins 1 & 2 – Corrective Action Plan

George Moser from BMMA presented an Act 537 Plan Update. Berks-Montgomery Municipal Authority currently has a connection moratorium for new connections to Basins 1 and 2 of the BMMA service area, BMMA will be upgrading some of the interceptor lines and possibly the pump stations associated with these basins as outlined in the Corrective Action Plan for the BMMA Consent Order with DEP. These projects will require that planning is addressed with the PADEP in the permitting process. BMMA will do a special study for this planning requirement. It is proposed that BMMA would present to DEP a planned Task Activities Report that would outline the scope of the planning review. Since both Douglass Township and Colebrookdale Townships are impacted, it is proposed that George Moser, Authority Manager, would meet with both Townships planning commissions and supervisors as required to develop the inputs for this planning requirement and obtain their support for the use of the Task Activity Report and a special study to obtain the approvals from DEP. The first step would be to meet with the Township's Planning Commissions and the Township's Supervisors to obtain their support for this approach prior to "officially" contacting the DEP with the Task Activities Report. The preliminary cost estimate for the entire project \$11,397,562.00. Mr. Hunter asked if they are increasing the interceptor lines in order to acquire permit, Mr. Moser stated that the first step in this process is getting input from the Planning Agency. Mr. Zern asked if the plant will be able to handle the proposed development behind Zern's Market, Mr. Moser replied yes, it is a collection system problem. Mr. Hunter asked if anyone checked the manhole cover on Grosser Road, water was coming out of it, Mr. Moser replied that

they were out checking many issues in the rain and that they will get someone out to Grosser Road for that issue. Mr. Zern asked about the funding for this, Mr. Moser replied that with the cutbacks in State funding those decisions have not been made. Mr. Wynne asked if the Planning Agency could have smaller maps of the proposed work and a list of specific questions that need to be answered, Mr. Moser replied that he will provide this to the Planning Agency. Mr. Hunter asked if BMMA will have to get a bond, Mr. Moser replied yes. Mr. Garner asked if there are other grants that could be looked into besides the H2O grant, Mr. Moser replied we are not aware of other grant opportunities. Mr. Theil asked what will no funding do to the time frame of this project, will we have to address rates, Mr. Moser stated that ultimately tapping fees and rates will have to be changed. Mr. Wynne thanked Mr. Moser for the update and stated that the Planning Agency will have Mr. Moser come back in a month or two.

The Open Space Committee has recommended to the Board of Supervisors to consider the acquisition of the Donnelly Tract. The Board of Supervisors requested that the information be passed to the Planning Agency for review; the Manager stated that he will provide the members of the Planning Agency with maps and information. Mr. Wynne requested this information to review for the April meeting.

#### Ordinances

John Kennedy who has been retained by Michael Gambone presented a brief overview of the proposed new Section 2604 Use Regulations/Standards for Non-Residential or Mixed-Use Development in the Rt. 100 Corridor Master Plan Overlay District, welcoming any changes or suggestions from the Planning Agency during their review. Mr. Kennedy showed a sketch of what he and Mr. Gambone perceived as what could possibly be developed on the Gambone property, he further stated that he visualized Market Street as being like a parkway lined with trees and some seating areas. There would be two anchor stores, one at each end that would possibly be used as maybe a Target or a Lowes type of thing, a proposed 100 room hotel, and an area for a possible outpatient clinic, several restaurant pads, and a gas area all accessible through Swinehart Road continuing to Market Street. The total square footage of these buildings would be approximately 515,000 – 520,000 square feet. Mr. Wynne asked Mr. Rosen what his thoughts were on this proposal, Mr. Rosen stated that he likes the plan and would like to hear Ms. Mazzacarro's input. Mr. Theil asked Mr. Moser with what is there now would the sewer system be able to handle it, Mr. Moser replied no. Ms. Mazzacarro gave a review of the proposed Rt. 100 sketch plan showing the layout of Market Street with an 80ft right-of-way running through the Long property giving it a 200ft buffer of the existing structures on the Long property, and a cartway width of 30-40ft with left turn lanes. Mr. Campbell stated that we will try to keep the right-of-way as narrow as possible; we do not need an 80ft right-of-way. Ms. Mazzacarro reviewed some proposed land uses for the remaining parcels of land along the Route 100 Corridor. These uses include a Township park, garden apartments, an elementary school, and a retirement community. The Planning Agency discussion of the Route 100 Corridor Overlay District will continue at the April 14th, 2011 meeting.

#### Workshop Items

(ACTIVE)

Renters Ordinance – The planning Agency asked Mr. Garner if there is a liability issue if in the ordinance it is listed that there will be two inspections a year by the inspector and they are not able to satisfy the proposed inspections, Mr. Garner replied that there would not be any liability issues. Mr. Wynne stated the Renters Ordinance subcommittee will meet Thursday, April 14th at 6:30pm. The next Revitalization Meeting will be announced in the next months.

(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

Pottstown Regional Planning Commission Update- Ed Reitz

Mr. Reitz stated that the Traffic Study book is available for review and it was recently decided that the Fiscal Impact Study and the Feasibility Study will be conducted by Tischler Bise. Mr. Reitz commented that they need a representative from each municipality for their input.

Mr. Wynne asked if there was any public comment, Mr. Campbell stated that he attended the Act 167 Meeting and it basically was about Penny Pack Creek and it did not impact us. He further stated that their maximum standards are actually what Douglass Township already has in place with the Perkiomen Watershed so we are in good shape. Mr. Theil stated that the Trout Rodeo is coming up, please help to get the word out, it's a good time for the kids. There are flyers available from the Manager. Mr. Wynne stated that we need to appoint a new alternate to attend the Pottstown Regional Planning Commission Meetings; Mr. Reitz suggested that the Planning Agency Members sign up to each take a turn attending these meetings, Mr. Wynne agreed it is an excellent idea. Mr. Wynne asked the Secretary to keep the Rt. 100 Corridor Overlay Ordinance and the review of Rt. 100 Corridor Sketches on the April Planning Agency Agenda.

Deadlines

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

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:25pm. 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 April 14th, 2011

Respectfully submitted by,  
Marcy Meitzler