

PLANNING AGENCY

April 14, 2011

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

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:30pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Adams-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:00P.M.

Members in attendance were: Gail Norton, Bill Zern, Tom Wynne, Ed Reitz, and Carl Adams. Solicitor Charles D. Garner Jr., Hannah Mazzaccaro from MCPC, Robert Campbell from Pennoni Associates, Supervisor Stasik, and Mike Heydt. Also in attendance were 10 residents and/or developers.

Mr. Theil announced that he will be taping tonight's proceedings.

Mr. Wynne led the Pledge of Allegiance to the flag

Mr. Wynne announced that we are also recording tonight's meeting for the minutes so please state your name. Mr. Wynne commented that Mr. Casper and Mr. Sartor are not attending tonight.

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

New Business – Open Space Information – 265 Middle Creek Rd. (Donnelly Tract)

A plan was presented to us for 265 Middle Creed Road, the Donnelly Tract with an attached letter dated February 14th, 2011; Mr. Wynne asked if there was anyone here tonight to speak on behalf of this letter. Mr. David Dratch was present on behalf of the Gambone Group and stated that Michael Gambone had asked the Township if they were interested in purchasing the Donnelly Tract for open space, we are trying to figure out the marketing of this property and wanted to give the Township the opportunity to discuss whether or not they were interested in acquiring this property. There is a purchasing date in the letter however if the Township needs more time to discuss purchasing the property that would be fine. Mr. Wynne asked for any comments, questions, or suggestions from the table, Mr. Zern had some questions regarding the existing property, Mr. Heydt briefly reviewed the layout of the property, wetlands, the 100 year FEMA floodplain, and the five lots that would be subdivided by the Gambone Group for homes on Middle Creek Road with access areas to the Donnelly Tract. Mr. Theil stated that at the last meeting with Michael Gambone he stated that he was going to give a 50ft right of way off of Mr. Wynne's property, Mr. Gambone stated that it is not shown on the plan however that right of way would be off of lot #1. Mr. Zern asked what the money value for this property is. Mr. Heydt stated that the appraised value was between \$350,000-\$500,000 but he does not know what Mr. Gambone was asking the Township to purchase it for. Mr. Wynne's opinion was that we need to utilize our present open space first before we purchase more open space. Mr. Theil stated that according to Ms. Mazzaccaro it will be approximately five years until money is available for open space and that is for Townships that didn't get a grant, we've received our first grant so the second round of grants might be ten years out or longer. Mr. Wynne asked if anyone would like to make a recommendation, Mr. Zern stated that he would have to say yes because it is a nice piece of land

however with the present economic conditions as Mr. Theil has stated, it is not a good time, maybe down the road this could be possible but we have open space property now that is not being utilized. The consensus of the Planning Agency was to recommend to the Board that no action be taken on the property at this time. Mr. Heydt will inform the Board of the Planning Agency's recommendation. Mr. Wynne gave the plans to Mr. Heydt to keep on file at the office.

Ordinances

Rt. 100 Corridor Overlay Ordinance- Mr. Wynne asked where Mr. Campbell was on his cost estimate, Mr. Campbell stated that we are focused on the intersection at Market Street and Bartman Avenue, the ideal situation is that Market Street and Bartman Avenue align, we have discussed eliminating the light at the Gilbertsville Shopping Center and to have PennDot relocate it at the Market Street and Bartman Avenue intersection there are a few options available at this point. Mr. Wynne asked if Mr. Campbell will have some numbers ready on this alignment, Mr. Campbell stated that he was going to try to get some ballpark figures for the Board of Supervisors next meeting. Mr. Campbell stated that he plans to submit a letter listing the options and explaining each option and the Act 209 fees and then have a general discussion on the options and how to use the Act 209 fees. A request was made from Mr. Kennedy to have Mr. Campbell break it down in phases, there appears to be 3 phases, the intersection at Bartman Avenue and Philadelphia Avenue, then there is the main length of road, and then the intersection area of Rt.100 and Jackson Road. Mr. Campbell stated we are looking at it to be developed as two intersection improvements and two road sections. Mr. Heydt had some suggestions for a light and turn lanes to alleviate traffic from Bartman Avenue which would eliminate the need to relocate some businesses or purchasing some property. Ms. Mazzaccaro briefly went over some sketches showing the options for the alignment of Market Street and Bartman Avenue, the benefits from either option would be that it would consolidate your lights and it would make a nice entrance to that area. There were some discussions of the possibilities of relocating the Red Hills Tavern with the least amount of disturbance to the business as is possible. Mr. Theil commented that Mr. Rosen and Mr. Gambone should step up to the plate as far as the possibility of purchasing the property that the tavern resides on, Mr. Wynne pointed out that there are no Act 209 fees for this intersection because it does not exist yet and we are also asking them to donate some property as part of this plan so our demands are only going to go so far. Mr. Campbell commented that the Township has the power of eminent domain to take the property the developer doesn't. The Township would have to be the ones legally to purchase that property to do that, The Township would be the ones to condemn the property in order to put the road there. Mr. Garner commented that we are getting way ahead of ourselves as far as eminent domain is concerned, we have some options available and the best one is to get the developers and property owners together and see what they can come up with. Mr. Garner stated that in some instances there is a friendly take, you work out the details as opposed to other ways, this way everyone benefits out of the deal. Mr. Campbell stated that we are looking at moving lot lines at this point. Mr. Wynne stated that he wanted to see the costs involved with each option and also would like to know which option the Supervisors would prefer if they are willing to give us that input and if the Engineer would relay this to the Board with his report on the costs and options involved. Mr. Wynne asked Ms. Mazzaccaro to come up with some ideas on zoning; I'm looking for some suggestions of what to look at from the County as far as Mr. Kennedy's proposal. Ms. Mazzaccaro stated that she could put a chart together on what is permitted now, what is proposed, and what could be possible with some input from Mr. Kennedy, there are building size restrictions that need to be taken into consideration. Mr. Wynne would like to get together next month at 6pm to discuss the chart, it would be very helpful. Mr. Reitz asked if Mr. Kennedy would be receptive to the idea of giving a presentation at the Regional meeting for their input when he has more information available, Mr. Kennedy replied that when he has more information he

would be glad to do that. Mr. Theil suggested ending Market Street at the Gambone property and make that little side street at Merkel's a one way in off of Philadelphia Avenue and go out to Route 100 to go out the same way you came in, it would save a lot of money and eliminate the talk of eminent domain. Mr. Campbell stated that the big reason for Market Street was to alleviate traffic from Philadelphia Avenue and that idea would make Market Street a cut through street. Ms. Mazzaccaro informed the members that there is a new Specific Plan Option that has just been adopted that would allow Municipalities to create the plan and specify what to build on a specific area, although to date it has never been used. Mr. Wynne requested to have the Manager send e-mails out to all members that there will be a meeting on the Rt. 100 Corridor Overlay Ordinance on May 12th @ 6pm and requested that Mr. Campbell also be present at 6pm to go over the chart from Ms. Mazzaccaro. Revitalization meeting will be on June 9th @ 6:15pm. Mr. Theil informed the members that the post office wants to be notified for the Revitalization meeting so that someone from the corporate office can attend and he will take care of notifying the post office. It was also requested by Mr. Wynne to notify members of the Revitalization meeting.

Workshop Items

(ACTIVE)

Renters Ordinance – Mr. Reitz stated that they were discussing the smoke detectors and CO2 detectors and the interconnection multi-units and inspecting them every 3 years or after each change of tenant. Mr. Heydt stated that the code book requires one smoke detector in each bedroom, one in the hallway, and one in every inhabited room. Mr. Reitz asked who is responsible if the tenants do damage to or take smoke detectors or fire extinguishers would we go through the District Justice Office to be reimbursed, Mr. Garner replied that would be between the landlord and the tenant in the lease agreement; most landlords require an escrow which would cover these events. Mr. Wynne stated that Green Building discussions will be set aside for the time being.

(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

A presentation was given by the Pottstown Area Health & Wellness Foundation by Dave Kraybill and they are thinking of hiring an assistant to coordinate all the open spaces and different programs and activities. The Fiscal Impact Study and the Feasibility Study will be conducted by Tischler Bise and they are negotiating the scope of work.

Mr. Wynne asked for any public comment, Mr. Heydt wanted to clarify that Mr. Wynne wanted a letter written to members of the Revitalization Committee to inform them of the upcoming meeting, Mr. Wynne stated that is correct and also for the Rt. 100 Overlay Meeting in May. No other public comment was given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:30pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 12th, 2011, they will meet at 6pm prior to the 7pm meeting to discuss the Rt.100 Corridor Overlay District Ordinance.

Respectfully submitted by,
Marcy Meitzler