

PLANNING AGENCY

May 12, 2011

HIGHLIGHTS

A motion to recommend approval of the April 14th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Sartor-Abstain, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Abstain. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the St. Luke Knolls Annexation plan to the Board of Supervisors, pending reviews by Mr. Campbell and Ms. Mazzaccaro, and also with the understanding that the residue piece would be annexed and consolidated with the other lands of the applicant. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion to recommend approval of the Paper Mill Road Annexation, to the Board of Supervisors, was made by Mr. Reitz, seconded by Mr. Casper. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Adams, seconded by Mr. Sartor to recommend to the Board of Supervisors to change the zoning of Cobblestone Commons to entirely Commercial. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:30pm. 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 7:03P.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, Peter Hiryak, and Mike Heydt. Also in attendance were 13 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

A motion to recommend approval of the April 14th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Sartor-Abstain, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Abstain. Motion passed.

Subdivision and Land Development

Michael Sodl of Wilkinson & Associates representing Mr. Jim Gibson, was present to reintroduce the development of Berwind II, formerly owned by T.H. Properties, located at Middle Creek and Smith Roads. Mr. Sodl proposed an 81 unit subdivision at the Monday, May 2, 2011 Board of Supervisors meeting as a buy right proposal to the current zoning and the intent to deed approximately 23 acres to the Township for open space. The Board was in agreement that there would be no development on the

other side of the street and that the open space must be active open space so the kids will have a place to play. The Board directed Mr. Sodl to bring their proposal to the Planning Agency. Mr. Sodl asked the members if they had any thoughts or suggestions. One of the members asked who would maintain the open space, Mr. Gibson replied that the homeowner's association would own and maintain the open space. There was a question as to whether there was sewer availability and parking for the open space; Mr. Wynne stated that this would be involved in the process of the proposed plan. Mr. Sodl stated that there would be 2-3 basin areas on the proposed site. Mr. Sodl stated that there is a farmhouse and other buildings on a 6 acre parcel on this site that they would like to eliminate creating an additional 9 lots making the plan a total of 67 lots, the house is in an uninhabitable state and the buildings are falling down, the lots would be 1/3 of an acre and the road would be raised because of flooding in that area an access road to the open space is also part of the plan. Mr. Yarnall stated that you should look at this area when it rains because there is a lot of water in this area. Mr. Gibson stated that the homes would be 2200 sq. ft. The Planning Agency members asked Mr. Sodl to let them see a plan of the 67 lot scenario. Mr. Garner stated that this site has a restrictive covenant placed on it with the Township and it is at the discretion of the Board of Supervisors to agree or not.

John Aston was present to propose the St. Luke Knoll plan; he received the comments from Pennoni Associates and from the Montgomery County Planning Commission. The applicant proposes to subdivide the property to separate the existing home and create a parcel of approximately one acre. The residue piece, consisting of just under six acres, would then be annexed and consolidated with adjacent land owned by the applicant. What makes this somewhat unique is that there is a zoning district line at the existing property which separates the Residential R-2 from an Institutional Zoning District. The 5.9 acre residue parcel would be annexed to the applicant's adjacent property, which would then be split zoned. Mr. Aston indicated that there is no development proposed at the present time and at some point in the future the applicant would likely make a formal request to the Township for a zoning map change to extend the Institutional Zoning District to include this parcel. Mr. Campbell commented that lot consolidation is not shown on the plan, when you show the consolidation a lot of these comments will go away. Mr. Aston stated that they are not looking for any waivers as far as the letters from the Engineer and the County. Mr. Campbell stated that parking is required for accessory buildings, and also his concern is that the consolidation of the plan would be done. Mr. Aston stated that the driveways and access will not be used for St. Luke Knolls and will be so noted on the plans. Ms. Mazzaccaro recommended that the rezoning be done separately as to not muddy the issues that need to be resolved with the plan. Mr. Garner commented that the Township's decision to approve the subdivision should also not be construed as any obligation to rezone the property, which is a separate issue and unrelated to the subdivision. Mr. Wynne recommends this to move along pending on reviews by Mr. Campbell and Ms. Mazzaccaro.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the St. Luke Knolls Annexation plan to the Board of Supervisors, pending reviews by Mr. Campbell and Ms. Mazzaccaro, and also with the understanding that the residue piece would be annexed and consolidated with the other lands of the applicant. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

The Paper Mill Road Annexation was presented by Mr. Aston. Basically the annexation involves 7-1/2 acres between the Alburgers and the Blackmores, the added acreage would make the Blackmores compliant to present zoning. Mr. Garner stated that his understanding is that the road causes a natural subdivision, and the Supervisors could vote on this without having to go through any additional reviews.

A motion to recommend approval, to the Board of Supervisors, of the Paper Mill Road Annexation was made by Mr. Reitz, seconded by Mr. Casper. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper. Motion passed.

Ms. Joanna Alburger stated that she had never attended any meetings at the Township and expressed her thanks to a very organized and professional meeting.

Cobblestone Commons – Mr. Nick Conti gave a brief overview of the Cobblestone Commons proposed development off of Rt.73 stating that he would like to develop this area as all commercial in the best interest of the Township, this would provide a more attractive area instead of mixed commercial and residential, it would allow him to add turn lanes and road improvements on 73 as well as proper drainage work all along the site. Residents Mr. Reichenbach and Mr. Riner had concerns of developing this area as all commercial, among other things it would back up against Mr. Steins back yard, it would only give him a 20ft buffer. Mr. Campbell stated that this plan was based on old zoning and old storm water standards; it would have to be designed to current standards. Mr. Link proposed that the Township purchase a portion of the property for a possible new municipal building sometime down the road. Mr. Conti has approval to go through with a portion of the Commercial Development however he would like to develop the site as entirely commercial. Mr. Conti stated that he will do whichever plan he is instructed to do however it is his opinion that all commercial at this site would look more attractive and benefit the Township in more ways. The members asked for Mr. Campbell's opinion, Mr. Campbell replied that with this all commercial proposal there is an opportunity to improve drainage conditions with storm water improvements. Mr. Riner questioned where the turn lane would start; Mr. Wynne replied that the turn lane would start at Elm Street. Mr. Wynne asked if anyone wanted to make a recommendation to the Board to make this proposed site all commercial instead of mixed use.

A motion was made by Mr. Adams, seconded by Mr. Sartor to recommend to the Board of Supervisors to change the zoning of Cobblestone Commons to be developed as entirely Commercial. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye.

Mr. Reichenbach asked if this could be amended in order to give more buffer, Mr. Wynne stated that he did not want to get into what is considered spot zoning, when the plan comes forward we can discuss buffering issues for the residents in close proximity of the development.

Ordinances

Rt. 100 Corridor Overlay Ordinance- Mr. Wynne stated that there will be further discussion on this subject at the next meeting on June 9th, 2011.

Workshop Items

(ACTIVE)

The Revitalization Committee/Traffic Issues/Market Street will meet on Thursday, June 9th, 2011 at 6:15pm prior to the Planning Agency Meeting.

Renters Ordinance – Will remain on the “active” list.

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

Mr. Reitz gave a brief review of the PMRPC; an idea was presented to hire a Regional Recreation Coordinator or “Circuit Rider” to focus on recreational programs and activities in the region. The map & text amendment changes will be incorporated into the actual plan and map documents, and the work on the Market Assessment and Fiscal Impact Study is continuing.

Mr. Wynne asked for any public comment, no one replied.

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

The next Planning Agency Meeting will be held on June 9th, 2011, they will meet at 6:15pm prior to the 7pm meeting to discuss Revitalization/Traffic Issues/Market Street.

Respectfully submitted by,
Marcy Meitzler