

PLANNING AGENCY

June 9, 2011

HIGHLIGHTS

A motion to recommend approval of the May 12th, 2011 minutes was made by Mr. Sartor, seconded by Mr. Reitz. Sartor-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

A motion was made by Mr. Sartor, seconded by Mr. Wynne to recommend approval of the St. Luke Knolls Zoning Map Change Ordinance from R-2 Residential to IN Institutional to the Board of Supervisors. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend approval to the Zoning Hearing Board of an auction business to be located at 429 Hoffmansville Road contingent upon addressing buffering and parking concerns. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Sartor to adjourn the meeting at 7:55pm. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:10P.M.

Members in attendance were: John Sartor, Tom Wynne, Ed Reitz, and Anthony Casper. Solicitor Charles D. Garner Jr., Hannah Mazzaccaro from MCPC, Robert Campbell from Pennoni Associates, Peter Hiryak, Supervisor Stasik, and Mike Heydt. Also in attendance were 12 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

A motion to recommend approval of the May 12th, 2011 minutes was made by Mr. Sartor, seconded by Mr. Reitz. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

Mr. Wynne diverted from the agenda and continued with the Rt. 100 Corridor Overlay/Market Street/Build-out analysis. Hannah Mazzaccaro of the MCPC discussed her memo of June 8th, 2011. This memo described the potential build-out of the parcels contained in the Rt. 100 Overlay District by utilizing the existing zoning for those parcels and comparing it to the build-out proposal of the draft ordinance that the planning agency has been reviewing for several months. The proposed overlay ordinance permits a higher level of retail development. The planning agency discussed the need for the overlay to encourage higher intensity of development in order to fund Market Street and realignments to Jackson Road. Absent these incentives of higher intensity there would be no reason for the property owners along Rt. 100 to contribute to the new roadways. The planning agency is of the opinion that the overlay was not designed to encourage residential development, however some type of mixed uses would be necessary. There is some support for age restricted or assisted living facilities which would not impact the local school district.

With the assistance of Pennoni Associates the planning agency discussed issues of potential costs of construction and land acquisition relating to Market Street. Everyone acknowledged that the cost for the entire road improvement would be extremely difficult from a financial stand point to construct at one time. The planning agency discussed the timing of various funding and whether or not both Act 209

funds and Market Street contributions could be utilized. There would have to be changes to our present Act 209 Ordinance in order to utilize Act 209 fees to construct Market Street. The planning agency suggested that utilizing the build-out projections under the proposed ordinance that the engineers could start to calculate the approximate levels of contribution toward Market Street for both the Danny Jake and Gambone properties. The basis for the calculation much like the Act 209 fees would be number of trips per day based on the use. The planning agency agreed to continue this discussion at next months workshop.

Subdivision and Land Development

Amy Houseknecht from All County Associates was present to briefly discuss the proposed Charles Hoffman Subdivision at 1877 CountyLine & Hoffmansville Roads in Washington Township and part of Douglass Township with the understanding that the review letters have not been completed by Montgomery County and the Engineer. There are 9 lots of this proposed subdivision in Douglass Township, modeled after cluster developments however this is in the R-1 Agricultural/Residential (2 acre) Zoning District, and therefore Mr. Hoffman is asking Douglass Township to consider cluster zoning to equal the proposed developed part in Washington Township, R-2 Suburban Residential District (22,000sq. ft.), to make it uniform zoning. Lots are to be serviced by public sewer and a community water system. Mr. Campbell stated that if the outfalls of a storm water retention basin are in Montgomery County then the storm water reviews would fall under the jurisdiction of Douglass Township.

Ms. Houseknecht also gave a brief review of the proposed Sterner Subdivision on CountyLine Road. This is a Dairy Farm proposing a 6 lot subdivision with lots 1-4 to be used for single detached residential purposes in Washington Township, lot 5 is to remain as agricultural, and lot 6 is not an approved building lot and is to remain as agricultural use in Washington Township. Nothing would change in Douglass Township; lots 5 and 6 are permanently preserved. The review letters are also not available at this time however Mr. Sterner is asking Douglass Township to waive their review as it does not change anything in Douglass Township. Ms. Mazzaccaro stated that the County would probably send a letter stating that there would be no review needed. Mr. Wynne thanked Ms. Houseknecht for her time.

The Manager stated that there was a Staff Meeting request for Danny Jake/Hallowell Tract and that out of the dates he was given it appears that the meeting will be Thursday, June 16th, 2011 at 6:00pm and asked for someone from the Planning Agency to be present along with Mr. Garner. Mr. Wynne stated that he would attend; Mr. Garner stated that he would attend, and Mr. Reitz announced that he could possibly attend. Mr. Hunter asked if the public could attend, the Manager replied that at this point he could see no reason why the public could not attend, but that was a decision for the Supervisors and the Solicitor.

Zoning Hearing Board Applications for June 28th, 2011 beginning at 7:00pm.

Legal Counsel for Tom Lorah Auctions, LLC was present to give a brief overview of the proposed auction business to move into an existing non-conforming commercial building located at 429 Hoffmansville Road (formerly Pine Tree Deli) in the R-1 Residential/Agricultural Zoning District. Auctions to be held possibly 3 days a week, parking is available for 35 cars plus 2 spaces designated for pickup trucks with trailers. There would be overflow parking for 12 cars in the grass at the rear of the property. Inside alterations would include removal of 3 island counters, repair or replace damaged floor tiles and repair damaged wall from previous tenant. Outside we would move the handicap parking space, create a

loading zone outside of the rear double doors and paint new lines for parking. There was concern that there was not enough parking, Mr. Heydt stated that there was an open field below the property, or possibly Helping Hands might allow use of their parking. Mr. Wynne was concerned about any outside selling because there is a neighbor right next door. Mr. Garner said that is what the function of the zoning hearing board is, they can address these issues.

A motion to recommend approval of a proposed auction business located at 429 Hoffmansville Road to the Zoning Hearing Board was made by Mr. Wynne, seconded by Mr. Sartor contingent upon addressing buffering and parking concerns. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

East Coast Ammo, Inc. submitted an application for a permitted use variance and/or an interpretation for a proposed business located at 1542 E. Philadelphia Avenue in the (VCC) Village Center Commercial Zoning District for sale of dry goods and variety merchandise including but not limited to guns and ammo. The Manager stated that this is more of a (LC) Limited Commercial use. There was no one present to represent East Coast Ammo. Mr. Heydt commented that there will be some interior modifications, there seems to be ample parking, however there are no sprinklers in the building. The Planning Agency felt that they could not make any recommendation on this application because there was not enough information available and no representation.

Ordinances

Zoning Map Change Ordinance/St Luke Knolls, Wilson Avenue, Rezoning R-2 to (IN) Institutional.

A public hearing has been scheduled for Monday, July 18th, 2011

A motion to recommend approval of the Zoning Map Change Ordinance involving St Luke Knolls rezoning of R-2 Residential to IN Institutional to the Board of Supervisors was made by Mr. Sartor, seconded by Mr. Wynne. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

Rt. 100 Corridor Overlay Ordinance- Mr. Wynne stated that there will be further discussion on this subject or the Renters Ordinance at the next meeting on July 14th, 2011 since the Revitalization Meeting has been pushed back until the August meeting.

Workshop Items

(ACTIVE)

The Revitalization Committee/Traffic Issues/Market Street will meet in August.

Renters Ordinance – Will remain on the “active” list. (possibly July meeting)

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 stating that the St. Luke Knolls passed unanimously. There were discussions on how to get started on the Circuit Rider project. Mr. Reitz stated that he would try to follow up on the bus tour.

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

A motion was made by Mr. Reitz, seconded by Mr. Sartor to adjourn the meeting at 7:55pm. Sartor-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 14th, 2011

Respectfully submitted by,
Marcy Meitzler