

## PLANNING AGENCY

July 14, 2011

### HIGHLIGHTS

A motion to recommend approval of the June 9th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Abstain, Sartor-Aye, Zern-Abstain, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend approval of the Sterner Subdivision to the Board of Supervisors. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Zern to recommend approval of the Alburger/Blackmore lot line adjustment to the Board of Supervisors. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend the proposed concept revision of Danny Jake/Hallowell Tract to the Board of Supervisors. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 8:23pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-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, John Sartor, Bill Zern, Tom Wynne, Ed Reitz, and Anthony Casper. Solicitor Charles D. Garner Jr., Hannah Mazzaccaro from MCPC, Robert Campbell from Pennoni Associates, Supervisor Stasik, and Mike Heydt. Also in attendance were 14 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

A motion to recommend approval of the June 9th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Abstain, Sartor-Aye, Zern-Abstain, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

### Subdivision and Land Development

Roger Lehman from All County Associates was present to give a brief presentation of the Charles Hoffman Subdivision located at 1877 County Line Road in Washington Township and Douglass Township. Mr. Lehman stated that the goal for this evening was to get a feel as far as the comprehensive plan with Douglass Township to determine the best approach to this subdivision. Mr. Wynne asked if the cul-de-sac road would be dedicated to Douglass Township, Mr. Lehman stated that once Crestview Drive is extended the two Townships would get together and work out an agreement involving maintaining the road. Mr. Reitz asked how close the zoning for Washington and Douglass, Mr. Lehman is replied that they are vastly different, it is ½ acre in Washington Township and 2 acres in Douglass. Mr. Sartor asked Mr. Garner to walk through the proposal. Mr. Garner stated that Mr. Lehman is basically asking you what your feelings are as far as the zoning in Douglass Township; these lots would not comply with

present 2 acre zoning. Based on layout and history they could go to the Zoning Hearing Board and ask for a variance, an overlay, or a potential text change to the Douglass Township Zoning Ordinance for some of these lots. Mr. Lehman asked again what would you like to see, he also stated that nothing between this development and Niantic Road could be developed. Development rights have been sold. The road master stated that he would like to see the lots solely in the Douglass Township area remain 1 acre lots to be uniform with the existing development on Crestview Drive and maybe we could work something out with the size of the lots shared between Washington and Douglass. Mr. Garner asked what would be the reason or benefit to Douglass Township to reduce the size of the lots to ½ acre, Mr. Lehman replied, for the continuity of the development. Mr. Theil stated that the discrepancy between 1 and 2 acre lots might rekindle arguments and he would like to see it remain at 2 acres in Douglass Township. Mr. Wynne asked if lots 71 through 73 were at the minimum lot size for Washington Township. Mr. Lehman replied that these lots are larger. Mr. Wynne asked if by making these lots 1 acre could we push the road into Washington Township. Mr. Lehman replied that it is not realistic. The Planning Agency felt that Mr. Lehman should reconfigure the lots to 1 acre and to push the road into Washington Township. The lots in Douglass Township would be uniform with the existing homes on Crestview Drive, which are 1 acre lots and use his imagination to get the road into Washington Township.

Sterner Subdivision – Ms. Mazzaccaro stated that MCPC has reviewed this subdivision and has recommended approval.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend approval of the Sterner Subdivision to the Board of Supervisors. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

Mr. Aston was present to represent the Alburger/Blackmore lot line revision and gave a brief overview. MCPC recommended approval stating that the proposal would create a natural subdivision of the property at the center line of Lone Pine Road, conveying the undeveloped piece on the southerly side of the road to an adjacent tract, the Blackmore property. No new parcels are proposed to be created by this property line adjustment.

A motion was made by Mr. Reitz, seconded by Mr. Zern to recommend approval of the Alburger/Backmore lot line adjustment to the Board of Supervisors. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

Mr. John Kennedy gave a brief proposal of an additional application for the Hallowell Tract. 92 lots were moved to the east and south creating a 24 acre parcel of park land that would be deeded to the Township that is adjacent to an existing 10 acre open space Township property on Congo Road, this is 24 acres of buildable land. Lots on the other side of Congo Road and 1 Estate Lot creates a buffer for residents on Hoffmansville Road. There will be a 100ft – 175ft buffer around the entire plan this allows for this tract of land to utilize cluster for R-1A 1/3 acre lots, there is also open space in the center of the development. Mr. Sartor asked what the price range would be. Mr. Rosen stated it would be in the mid \$300,000.00 maybe a little lower based on the economy. Mr. Wynne asked if the road size would change, Mr. Kennedy noted that only the lot size would change. Mr. Wynne had concerns that with the smaller lots usually they exceed coverage allowance very fast with decks and sheds. Mr. Kennedy stated that the previously filed plan already allows 1 acre lots before the rezoning of 2 acre lots occurred. Ms. Mazzaccaro stated that MCPC recommended that cluster would be the way to go, and more open space available is a benefit to these smaller lots. MCPC is in favor of this layout and public sewer has been

extended. Mr. Campbell stated that the only difference is the lot size. Mr. Heydt stated that for this coverage increases to 20% allowable coverage, however the problem is the setbacks.

Mr. Yarnall commented that he was against anymore open space because it takes money off the tax rolls. Mr. Theil asked if this would be considered a new plan, Mr. Campbell stated yes. Mr. Kennedy stated that it would be an additional application, Act 209 fees would apply and storm water management to current standards would also come into play. The Planning Agency was in favor of the concept of the plan although they had concerns for the maintenance of open space and would like to see a program put together to address maintenance. Mr. Garner stated that there would need to be a text change in the ordinance to be addressed later if this concept is to be approved.

A motion by Mr. Wynne, seconded by Mr. Reitz to inform the Board of Supervisors that the Planning Agency was in favor of the proposed concept of the Hallowell Tract additional application. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

Tom Ludgate from Ludgate Engineering gave a brief conceptual plan overview for Warren Frame/Boyertown Landfill. There is an undeveloped area off of Merkel and Jackson screened from the road that is not permitted under the landfill permit. Approximately 30-40 acres where M-1 Office /Light Industrial would work. Mr. Reitz asked if there is a market for it, Mr. Ludgate replied that Mr. Frame seems to think that machine shops or car repair shops on 2 acre lots would work. They were thinking 10-12 small Industrial shops with access only from Jackson Road. Ms. Mazzaccaro stated that this is the first she has seen this however it is a good use to the Rt.100 Overlay area. Mr. Campbell stated that it is a 4 acre average, 2 acre minimum next to the overlay area. Mr. Rosen stated that the access would be directly across from the access to his proposed development. Mr. Heydt stated that Mr. Rosen would not readily notice the location of Mr. Ludgates concept plan because of the trees that buffer the area. Mr. Kennedy stated that he can see the point of a non residential area remaining at 4 acres. The Planning Agency liked the concept of this plan. Mr. Ludgate stated that he would work something up for the P/A to review.

Mr. Wynne stated that there were no active workshops this month. Ms. Mazzaccaro stated that the trip generation numbers should be available for the August meeting.

Mr. Wynne announced that the zoning hearing appeal for Tom Lorah Auctions, LLC for 429 Hoffmansville Road was approved with conditions and the appeal for East Coast Ammo at 1542 E. Philadelphia Avenue was approved without conditions.

#### Ordinances

Mr. Wynne stated that a public hearing is scheduled for Monday, July 18th, 2011 for a proposed Zoning Map Change Ordinance/St Luke Knolls, Wilson Avenue, Rezoning R-2 Residential to (IN) Institutional.

#### Workshop Items

(ACTIVE)

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

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

Pottstown Regional Planning Commission Update- Ed Reitz

Mr. Reitz gave a brief review stating that as far as the tolling for 422 there has been a lot of opposition to it and it looks like a long shot. Surprisingly if a train system would be put in place there would only be a 5% relief, however it would greatly enhance housing values in those areas. The regional tour for market study is scheduled for Friday, July 15th, 2011 and the Manager, Peter Hiryak, will be available to attend the bus trip tour through the municipalities

Mr. Wynne asked for any public comment, Mr. Theil commented that there have been recent changes to the Sunshine Law as far as increased penalty amounts and he trusts that Mr. Garner has educated the Planning Agency of these changes. Mr. Garner stated that the Planning Agency never engaged in any executive sessions. No other comments were given.

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 8:23pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 11, 2011

Respectfully submitted by,

Marcy Meitzler