

PLANNING AGENCY

August 11, 2011

HIGHLIGHTS

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

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 8:00pm. Norton-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 7:05P.M.

Members in attendance were: Gail Norton, 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, Supervisor Stasik, and Mike Heydt. Also in attendance were 10 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

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

Subdivision and Land Development

Mr. Wynne stated that revisions to the Charles Hoffman Subdivision at 1877 County Line Road in Washington and Douglass Townships are expected at the September meeting and also Ludgate Engineering will present a conceptual plan on the Boyertown Landfill/Warren Frame property at the September meeting. Mr. Campbell presented the trip generation numbers for Rt.100 Corridor-Market Street. The Long property is the biggest easement. Mr. Garner suggested designating intersections so the fees don't go through the roof. Mr. Campbell stated that Act 209 fees should be revisited every 5 years. Mr. Wynne wanted direction from the Supervisors as far as adding intersections to the Act 209 Plan and better numbers from Mr. Campbell including some added intersections. The Gambone property generates the most trips and benefits the most. Mr. Heydt thought the project would be two phases, Philadelphia to Jackson and Moore & Marfofski properties. Mr. Garner suggested inviting Long's attorney to the next meeting to see what they are willing to do and also the Markofski's attorneys. Do we need to go through the Supervisors to request this? Mr. Campbell stated that he would like to know what direction to go and he will put numbers together for the Supervisors, Holly Road needs to be taken off the books.

Ordinances

Danny Jake-Hallowell Congo Road- proposed amendment to the R-1 Cluster Ordinance. Ms. Mazzaccaro gave a brief unofficial review of the proposed amendment. In summary, the County supports the proposed ordinance amendments. After a careful reading of the ordinance, we recognize that the proposed changes would have minimal impact on the R-1 areas of the Township outside of those areas that have been designated for sewer service growth. We support the use of Cluster Subdivisions

whenever possible, as a more efficient and preservation-minded way to develop subdivisions. We do caution, however, that the type of higher-density cluster subdivisions allowed in the R1-A areas of the Township can have significant impacts on traffic, schools, and other community services, and the extension of sewer service in the future should be limited, and considered very carefully if at all. The review comments and recommendations are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Workshop Items

(ACTIVE)

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

Renters Ordinance – Will remain on the “active” list. (September/October Sub-committee 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

Pottstown Regional Planning Commission Update- Ed Reitz

Mr. Reitz gave a brief review stating that the July meeting was cancelled and the Market Assessment & Fiscal Impact Study Meeting will be September 8th, 2011, this is a very important meeting, they will be discussing job creation strategies among other issues however it conflicts with the Planning Agency Meeting for the same evening.

Public Comment

Mr. Link commented that in order to reduce the lots in Cluster Developments do you count the driveway length in allowable coverage. Ms. Mazzaccaro stated that there is 20% of allowable coverage in Cluster Developments. Mr. Link requested something put in the Cluster Ordinance that regulates the types of fencing in order to keep fencing more uniform in developments, some fencing in our newer developments looks hideous with the different types of fencing. Mr. Wynne asked to have notices sent out for the September Revitalization and Renters Ordinance sub-committee meeting at 6pm.

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 8:00pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 8th, 2011

Respectfully submitted by,
Marcy Meitzler