

PLANNING AGENCY
September 08, 2011

HIGHLIGHTS

A motion was made by Mr. Sartor, seconded by Mr. Casper to agree with the Board of Supervisors suggestion that the Act 209 Committee meet. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend approval to the Board of Supervisors for a Market Street Staff Meeting/Sub-Committee Meeting inviting all parties involved to be held before the end of September. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Casper to recommend adding additional language to the Estate Lot section of the Cluster Ordinance in order for the Supervisors to regulate on a case by case situation. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to have language adjusted to Estate Lot to restrict further development. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to forward these recommendations for the Cluster Ordinance to the Board of Supervisors for approval. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Sartor, seconded by Mr. Wynne to adjourn the meeting at 8:13pm. Norton-Aye, Sartor-Aye, Wynne-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, Tom Wynne, and Anthony Casper. Solicitor Charles D. Garner Jr., Robert Campbell from Pennoni Associates, Supervisor Stasik, Pete Hiryak, and Mike Heydt. Also in attendance were 7 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

Mr. Wynne tabled the approval of the August 11th, 2011 minutes until the October 13th, 2011 meeting.

Subdivision and Land Development

Representation for the Charles Hoffman Subdivision and Ludgate Engineering for the Boyertown Landfill/Warren Frame conceptual plan were not present. Mr. Campbell gave a summary of the Traffic Engineers funding options for Market Street connection. Mr. Campbell stated that the Board of Supervisors suggested having the Act 209 Committee meet and instructed the manager to schedule the meeting. Mr. Wynne suggested the Planning Agency recommend to the Board that an Act 209 Staff Meeting/Sub-Committee Meeting also be scheduled. Mr. Campbell commented that the Act 209 ordinance and traffic improvement plan was adopted in 2005. It was updated in 2009 when the Township increased the fees for future development in accordance with the construction cost index which generated an increase of fees of 14.5%. There was a discussion on what Act 209 money could be

used for, Mr. Hunter and Mr. Link commented that it was their understanding that you could not use Act 209 money for constructing new roads, only for improving existing roads and intersections. Mr. Campbell gave the figure of 12 million dollars for a new road; Mr. Hunter asked if that is based on prevailing wages. Mr. Campbell stated that prevailing wages was calculated in the cost and that all the costs were based on 2010 PennDot construction specifications. Mr. Hunter commented that it seems high for construction based on today's economy. Mr. Hunter and Mr. Theil stated that the developer should construct the road. Mr. Link stated that no one will be able to afford the trip generation fees. Mr. Kennedy requested detailed trip numbers so the developers can factor everything in to calculate how the costs will be divided for the construction of Market Street. Mr. Hunter inquired if Market Street is holding Mr. Rosen up. Mr. Rosen stated that he can't price his houses until he knows what his contribution is going to be, he doesn't need Market Street however he does need the numbers and costs. Mr. Hunter asked if the Long attorneys were contacted, the manager stated that he would request Mr. O'Connell to attend future staff meetings. Mr. Link stated that no matter how fast this moves Mr. Rosen will still be waiting for sewer, Mr. Rosen commented that sewer could be available within 2 years. Mr. Rosen requested a synopsis of the total construction costs from Pennoni Engineering.

A motion was made by Mr. Sartor, seconded by Mr. Casper to agree with the Board of Supervisors suggestion that the Act 209 Committee meet. Norton-Aye, Sartor-Aye, Wynne-Aye, Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend approval to the Board of Supervisors for an Act 209 Staff Meeting/Sub-Committee Meeting to be held before the end of September. Norton-Aye, Sartor-Aye, Wynne-Aye, Casper-Aye. Motion passed.

Ordinances

Danny Jake-Hallowell Congo Road- proposed amendment to the R-1 Cluster Ordinance. The Planning Agency reviewed the MCPC letter dated 9/1/11 from Hannah Mazzaccaro recommending adoption of the proposed R-1 cluster zoning text amendments. The County recognizes that the proposed changes would have minimal impact on the R-1 areas of the Township because it would not allow any increases in density. The County supports the use of Cluster Subdivisions because they are a more efficient and preservation-minded way to develop. The County does caution that there could be impacts on traffic, schools, services, and that any future extension of sewer growth areas should be considered very carefully. The Planning Agency also discussed the definition of an agricultural use of an estate lot to specifically list the type of restrictions that can be imposed by the Township with respect to these specific areas. The Planning Agency supports the Cluster Amendment as a way to preserve farmland, open space, and add value to the farmlands surrounding the proposed developments. The Planning Agency also supported interconnected open space land that is directly accessible by the residents of the proposed development. Mr. Garner would make the appropriate changes regarding the language of agricultural use and estate lot definitions. The language change would allow the Board of Supervisors to determine the restrictions of agricultural use on the estate lot on a case by case basis.

Mr. Theil said there is no water available to Rosen's Hallowell Tract, Mr. Rosen commented that he does have water and he is paying for it not Mr. Theil.

The manager asked the Planning Agency members that with the language changes to the definitions is the proposed Cluster Development Amendment ready to go to the Board of Supervisors for approval, Mr. Garner stated yes.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to forward the proposed R-1 Cluster Ordinance Amendment with the recommended changes to the Estate Lot restrictions and language to the Board of Supervisors for final approval. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye. Motion passed.

The public hearing for the proposed R-1 Cluster Amendment is tentatively scheduled for Monday, October 3rd at 7:30pm, contingent on the Board of Supervisors approval at their meeting on Monday, September 19th, 2011.

Workshop Items

(ACTIVE)

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

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

This evening was also the PRPC meeting at 7:00pm at the Pottstown High School Cafeteria. We will be updated next month by Mr. Reitz who is attending the meeting this evening.

Public Comment

Mr. Wynne stated that he has received a thank you letter from the Alburgers thanking the Planning Agency for their services. No other comments were given.

A motion was made by Mr. Sartor, seconded by Mr. Wynne to adjourn the meeting at 8:13pm. Norton-Aye, Sartor-Aye, Wynne-Aye, and Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on October 13th, 2011.

Respectfully submitted by,
Marcy Meitzler