

PLANNING AGENCY
October 13, 2011

HIGHLIGHTS

A motion to recommend approval of the August 11th, 2011 minutes was made by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

A motion to recommend approval of the September 8th, 2011 minutes was made by Ms. Norton, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Zern, seconded by Mr. Reitz to adjourn the meeting at 7:27pm. 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 7:03P.M.

Members in attendance were: Gail Norton, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Anthony Casper. Solicitor Charles D. Garner Jr., Robert Campbell from Pennoni Associates, Hannah Mazzaccaro from MCPC, Supervisor Ziegler, and Pete Hiryak. Also in attendance were 8 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

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A motion to recommend approval of the September 8th, 2011 minutes was made by Ms. Norton, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Mr. George Moser from BMMA gave a brief review of the correction action plan for basins #1 and #2 and requested an official list of any planned or proposed developments in these areas so they can proceed with a plan that BMMA can submit for approval. Mr. Wynne asked if Manager Pete Hiryak and Mike Heydt could provide Mr. Moser with the proposed development list. The Manager stated that he would provide that information for Mr. Moser.

Subdivision and Land Development

Representation for the Charles Hoffman Subdivision and Ludgate Engineering for the Boyertown Landfill/Warren Frame conceptual plan were not present. Wilkinson & Associates, Berwind II for Smith Road & Middle Creek Road would probably be at the November meeting. Mr. Campbell stated that the developer for 400 Gilbertsville Road was having problems getting a drainage easement on one side of Thrush Drive; Pennoni has suggested trying to move the pipe discharge to a new location on Thrush Drive. The manager stated that a Big Lots store has submitted plans for interior renovations to the former Ames store in the Boyertown Plaza; the plans are being reviewed at this time. Also Dollar General has shown interest in the other store in the Boyertown Plaza. Mr. Hunter asked if Mark John

is involved with this project, the manager replied yes he is reviewing the Big Lot plans. The manager stated that action is not needed from the Planning Agency at this point.

Ordinances - Danny Jake-Hallowell Congo Road- proposed amendment to the R-1 Cluster Ordinance. A public hearing was held on Monday, October 3rd, 2011 at 7:30 pm, the recommended changes were approved. The changes consist of 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. Wynne stated that the Planning Agency Members will be voting on the Revitalization final plan at the November meeting and we will be ready for the plan presentation to the County for January 23rd, 2012.

Workshop Items

(ACTIVE)

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

Renters Ordinance – Boyertown Renters Ordinance will be reviewed at the November meeting and should move forward by the end of the year. (November 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 stated that among discussions were the Fiscal Impact Study and Market Analysis and also the Circuit Rider. Mr. Reitz commented that the Circuit Rider would help use the open space more efficiently.

Public Comment

The manager commented that as far as Market Street and the Long Property are concerned, he has been in contact with Mr. O'Connell. Mr. O'Connell is well informed of the discussions on Market

Street and the Long Property and he prefers to take a backseat to the proceedings. He further stated that there is to be no development on the Long Property however he is willing to entertain easement proposals from the developers on a possible road construction however he wants a plan of exactly where the proposed road would be. Mr. O'Connell believes that it is the developer's responsibility to make the first offer. Mr. Wynne stated that on that note there is no need to schedule a staff meeting, on November 7th there is an Act 209 meeting and we will have to decide where the funding is coming from. Mr. Garner asked for the traffic engineer to get permission to have access to the Long Property and keep in mind Mr. O'Connell's request to mark off the proposed road area and draw a plan showing this area. Mr. Wynne stated that we will have to wait to see what Mr. Keaveney comes up with before we can go forward, we will discuss the next step to take at the next Act 209 meeting.

A motion was made by Mr. Zern, seconded by Mr. Reitz to adjourn the meeting at 7:27pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 10th, 2011.

Respectfully submitted by,
Marcy Meitzler