

PLANNING AGENCY
November 10, 2011

HIGHLIGHTS

A motion to recommend approval of the October 13th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed

A motion to recommend approval of the Revitalization Final Draft Plan to the Board of Supervisors and to have Manager Hiryak attend the January 23rd, 2012 MPCP Revitalization Meeting was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion to recommend approval of the Sterner 2-Lot Minor Subdivision to the Board of Supervisors was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:58pm. 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 7:00P.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 Stasik, Mike Heydt, and Pete Hiryak. 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 October 13th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Mr. Wynne announced that Mr. Sartor and Mr. Adam's terms on the Planning Agency will expire at the end of this year, if they wish to continue serving as members of the Planning Agency to please send a letter to the Manager stating the same for consideration at the Reorganization Meeting held on Tuesday, January 3rd, 2012.

A motion to recommend approval of the Revitalization Final Draft Plan to the Board of Supervisors and to have Manager Hiryak attend the January 23rd, 2012 MCPC Revitalization Meeting was made by Mr. Wynne, seconded by Mr. Reitz. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

Mr. Wynne announced that there was a Rt. 100 Corridor/Act 209 Advisory Committee meeting on Monday, November 7th where the discussions were whether to include Market Street into the Act 209 Plan. No conclusions were made and discussions will continue next month.

Subdivision and Land Development

There was no new information regarding the Charles Hoffman Subdivision or Ludgate Engineering for the Boyertown Landfill/Warren Frame conceptual plan. Mr. Steve Tapakelis from All County Associates gave a brief overview of the Sterner 2-Lot Minor Subdivision, lot 1 consists of the farm tract and lot 2 is a non-building lot consisting of approximately 18.83 acres in Washington Township. This was reduced from originally 6 lots to 2 lots; the reason for the change was Washington Township did not grant the required waivers. There is no change to the lot or use located in Douglass Township. Lot 2 is a non-building lot which Mr. Sterner wishes to sell. Both lots will remain in farmland preservation.

The manager asked if that since this is a revised subdivision if it should be reviewed again by the engineer and by MCPC. Mr. Campbell and Ms. Mazzaccaro responded that both lots are remaining in farmland preservation area there is no change to Douglass Township and it does not need to be looked at again.

A motion to recommend approval of the Sterner 2-Lot Minor Subdivision to the Board of Supervisors was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Mr. Cooley was present to provide an introduction to a proposed Wawa at Rt.100 and Grosser Road.

This conceptual plan is proposed for the Moore Tract which consists of approximately 22 acres, they would like commercial for the whole tract however at this point Wawa is the only store so far.

They are looking for direction and input for this plan from the planning agency. Ms Mazzaccaro commented that this area is part of the Rt.100 Corridor however that tract is zoned for M-1; it is not zoned for a Wawa, which is General Commercial. Mr. Cooley stated that they need Township support in order to go for two right ins and two right outs at the Rt. 100 intersection. Mr. Reitz stated that Grosser Road gets a lot of bus traffic in the mornings and trucks coming down the hill on Rt.100 would make this very dangerous it needs to be changed. Mr. Cooley said that they plan on doing a traffic study. Mr. Wynne stated that this proposal would be a good start to the Market Street plan. Mr. Heydt commented that there would have to be a buffer for all those homes around that 22 acre area. Mr. Hunter asked Mr. Cooley if they have purchased the property or is there an option to buy, Mr. Cooley replied they have an option to buy. Mr. Cooley thanked the members for their time and input. Mr. Keith Endy and Mr. Brian Quigley addressed the members on the proposed Quigley Bus Service for Middle Creek, Schlegel, and Swamp Creek Roads. The proposed 30 acre tract is zoned R1A and this is not a permitted use, however it is a permitted use in M-2. They are asking for a revision to the zoning map for M-2 and would like the planning agency's input in this proposal. Mr. Wynne commented that the road floods in that proposed area. Mr. Quigley stated that the main access would be Countyline Road and Rt.100. There would be one proposed building to be fenced in used to wash the buses and for minor maintenance. The building would not be a bus garage type thing it would primarily be used for the housing of the high school buses. Ms. Norton asked how many buses; Mr. Quigley replied 91 buses, 43 vans, and spares so it would be a total of 300 vehicles replacing the Colebrookdale lot. The noise level will not impact as much as the current location, and there will be improvements made to the intersection at Schlegel and Swamp Creek Road. Mr. Wynne asked if it would be lighted at night, Mr. Endy replied yes it will have to be per your requirements or regulations; there could be timers or motion detectors. Mr. Quigley commented that there would be two underground storage tanks – one 10,000 gallon diesel fuel tank and one 10,000 unleaded fuel tank. Mr. Wynne asked Ms. Mazzaccaro what the County would say about this, would a variance be better. The consensus is that a variance would be recommended instead of a zoning change. The Planning Agency was in favor of a variance because it would restrict future use of the property.

The manager provided the members with copies of the letter from Colebrookdale Township regarding their review of the Royer/County line Road Development Plan for the planning agency's review. The manager stated that there would be a staff meeting regarding Hallowell Tract/Danny Jake on Tuesday, November 15th at 4:00pm involving the Solicitor, engineer, manager, a supervisor, representatives from the Danny Jake Corporation, and we need representatives from the planning agency. Mr. Wynne confirmed that he and Mr. Casper will be attending the staff meeting.

Mr. Wynne announced that the Renters Ordinance would probably be ready to forward to the Board of Supervisors for their review by the next planning agency meeting.

Workshop Items

(ACTIVE)

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

Renters Ordinance – Boyertown Renters Ordinance will be reviewed at the December meeting and should move forward by the end of the year. (December 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 the Market and Fiscal Analysis Draft study is coming along quickly.

Public Comment

Mr. Wynne gave a quick reminder that Mr. Sartor and Mr. Adams should submit letters to the manager in they are interested in continuing to serve on the Planning Agency for another term.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:58pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

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

Respectfully submitted by,
Marcy Meitzler