

PLANNING AGENCY
December 08, 2011

HIGHLIGHTS

A motion to recommend approval of the November 10th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Aye, Sartor-Abstain, 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 8:12pm. Norton-Aye, Sartor-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 7:02P.M.

Members in attendance were: Gail Norton, John Sartor, 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 11 residents and/or developers.

Mr. Wynne led the Pledge of Allegiance to the flag

A motion to recommend approval of the November 10th, 2011 minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Aye, Sartor-Abstain, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A copy of the proposed 2012 meeting dates were given to the Planning Agency Members for review.

Mr. Wynne stated that the members were in agreement with the dates however take TDR off the subcommittee meeting list and add Property Maintenance and Rt.100 Corridor/Market Street to the list and forward the proposed 2012 meeting dates to the Board of Supervisors for approval.

Subdivision and Land Development

Mr. Mike Sodl and Mr. Jim Gibson were present to briefly discuss the proposed Berwind II Development.

Mr. Sodl commented that they are waiting for the BMMA review on December 20th of the proposed sewer system at this site and there is a robust supply of water according to Superior Water so water supply is not an issue. Mr. Sodl stated that this is a 71 lot subdivision West of Cobblestone Crossing. They requested to meet with Mr. Campbell to iron out the storm water issues listed in Mr. Campbell's review letter. They will try to incorporate walking trails on the open space as suggested by the Board of Supervisor. Mr. Wynne was concerned regarding the existing/proposed streets items 6a through 6g on Mr. Campbell's review letter as far as collector streets, curbing, cartways, and curbs stating that he is concerned that there is not enough room for parking and turn arounds.

Mr. Sodl asked if the Planning Agency would consider a tree inventory waiver, Mr. Wynne felt that a waiver on this item would not be denied. There were discussions of putting French drains along the sidewalks for water drainage. Mr. Campbell and Mr. Heydt commented that the paving for this development should be the same as the Cobblestone Crossing development. Mr. Sodl stated that they would make changes and return to the next meeting on January 12th, 2012.

There was no new information regarding the Charles Hoffman Subdivision or Ludgate Engineering for the Boyertown Landfill/Warren Frame conceptual plan. The Rt.100 Corridor-Market Street – Act 209 Advisory Committee Meeting to be held on Monday, December 5th was postponed.

Mr. Bob Kerns was present to briefly discuss the proposed Wawa at Rt.100 and Grosser Road. Mr. Kerns stated that access on Rt.100 is the problem and they will need the blessings of both PennDot and the Township. Mr. Wynne replied that if PennDot approves access he doesn't think the Township could deny it, the problem is it must be a well thought out plan at the intersection. Mr. Kerns commented that he thinks that the Wawa could be the anchor to build off of as far as the Rt.100 Corridor/Market Street project, with a well thought out plan the other pieces will fall into place. Mr. Garner commented to Mr. Kerns, not to assume that the ordinance he was sent is finalized and to provide a sketch plan of sight showing where the road should preferably be for your clients, it should work with the Markofski Tract. Ms. Mazzaccaro stated that there is a traffic impact fee issue and Market Street Overlay Fee. Mr. Wynne commented that we are in the process of finding funding for Market Street. Mr. Kerns stated that he is willing to be involved with doing a traffic study. Mr. Kerns stated that he will come back with a plan for hopefully the next meeting. Mr. Wynne commented that we must get working on the remaining parts of this ordinance and asked the manager to schedule a January 12th, 2012 subcommittee meeting for the proposed Rt. 100 Corridor Master Plan. The manager stated that he will email Mr. Kerns and Mr. Rosen with the date and time for this subcommittee meeting.

Mr. Wynne stated that Mr. Reitz had some revisions to the Renters Ordinance which will be given to Ms. Norton to type up and forward to Mr. Garner. Mr. Wynne asked Solicitor Garner if he would format the Ordinance for it to be voted on at the January 12th, 2012 P/A Meeting and forward to the Board of Supervisors. Mr. Garner agreed to format the ordinance in time for the January 12th, 2012 meeting.

Workshop Items

(ACTIVE)

Revitalization Committee/Traffic Issues/Market Street will meet in January 2012.

Renters Ordinance/Property Maintenance – January 2012

(INACTIVE)

- d. Sketch Plan Ordinance
- e. Lighting/Stan Stubbe

Deadlines

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 3/8/12

Pottstown Regional Planning Commission Update- Ed Reitz

Nothing new to report.

Public Comment

No comments were made.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:12pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 12th, 2012.

Respectfully submitted by,
Marcy Meitzler