

PLANNING AGENCY
February 09, 2012

HIGHLIGHTS

A motion to appoint Mr. Wynne as Chairman of the Planning Agency was made by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

A motion to appoint Mr. Reitz as Vice Chairman of the Planning Agency was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

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

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the revised ordinance, for the Non-Residential or Mixed-Use Development In The Route 100 Corridor Master Plan Overlay District, to the Board of Supervisors for advertisement for a public meeting. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, Mr. Reitz to recommend approval of a variance, to the Board of Supervisors and the Zoning Hearing Board, for a proposed school bus lot, Quigley Bus Service to be located at 290 Middle Creek Road with the stipulation that one of the conditions put forth by the zoning hearing board would be that a traffic study/road capacity analysis study is required. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Zern to officially receive the Quigley Bus Service plans on February 9th, 2012. 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. Wynne to recommend approval of a variance, to the Board of Supervisors and the Zoning Hearing Board, for a proposed mulch grinding business, Mountain Mulch Co., LLC to be located at 244 Sassamansville Road. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors that they are in favor of the 3 large residential lots and are supportive of modifications to roadway improvements, sidewalks, street trees, and other features. 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 8:17pm. 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 7:05 P.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, Hannah Mazzaccaro from MCPC, Supervisors

John Stasik and Fred Theil, Mike Heydt, and Peter Hiryak.
and developers.

Also in attendance were 19 residents

Mr. Wynne led the Pledge of Allegiance to the flag

At this time Mr. Wynne handed the meeting over to Solicitor Garner for the reorganization of the Planning Agency. The Solicitor asked for nominations for the Chairman of the Planning Agency. Mr. Wynne was nominated by Mr. Reitz, no other nominations were made. Mr. Garner closed nominations.

A motion was made to appoint Mr. Wynne as Planning Agency Chairman by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed unanimously.

Solicitor Garner asked for nominations for Vice Chairman of the Planning Agency. Mr. Wynne nominated Mr. Reitz for Vice Chairman of the Planning Agency, no other nominations were made. Mr. Garner closed the nominations.

A motion was made by Mr. Wynne to appoint Mr. Reitz as the Planning Agency Vice Chairman, seconded by Mr. Zern. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed unanimously.

Mr. Wynne took over the remainder of the Planning Agency Meeting as Chairman.

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

Subdivisions and Land Developments

Wilkinson Associates – Berwind II (71 Lots, Smith Rd. & Middle Creek Rd.) – No new information.

Charles Hoffman, 1877 County Line Rd, Washington Twp/Douglass Twp – No new information.

Ludgate Engineering-Boyertown Landfill/Warren Frame – No new information.

Rt.100 Corridor/Market Street-Public Meeting held Monday, February 6th, 2012 – Mr. Reitz stated that there are two revisions to be made in the non-residential or mixed-use development in the route 100 corridor master plan overlay district. In Section 2, 2604 1A; part B will be combined into 1A however apartments will be omitted, the second revision will be section L. Design Standards – 1a. the length of the ground floor of primary facades shall be reduced from 50% to 25%.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to forward the revised ordinance, for Non-Residential or Mixed-Use Development in the Route 100 Corridor Master Plan Overlay District, to the Board of Supervisors for review and approval to advertise for public hearing. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Dennis McCarthy/Robert Kerns – Proposed Wawa at Rt.100 & Grosser Road – Mr. Kerns stated that Wawa is ready to go, we need the ordinance advertised for approval and then we can go to PennDot

next. There were some concerns, expressed from the public, about the speed on Rt.100 approaching the intersection at Grosser Road. Mr. Kerns stated that Wawa will be coordinating these concerns with the traffic engineer; it is possible that proper signage will help this problem. The question was asked whether there was any chance of reducing the speed on Rt.100, Mr. Kerns replied that Wawa would love to have the speed reduced by PennDot but ultimately it is PennDot's decision. We would have to go to Harrisburg with this proposal, it is time for the Corridor to change and we must convince PennDot. Mr. Theil stated that Representative Toepel, Senator Rafferty, and Mensch are on board with the Wawa proposal if letters of support would be necessary to present to Harrisburg.

Aston Surveyors/Quigley Bus Service Inc – Schlegel rd, Middle Creek Rd, and Swamp Creek Rd. (R-1) variance request – Mr. Aston stated that this proposal would be placed in the middle of a 30 acre lot for buffering purposes. The variance request includes the allowance for an 8' fence, which exceeds the allowed height, which will be outlining only the buses. The proposed amount of vehicles will be approximately 132 buses and 64 vans only for the Boyertown Area School District. The buses are diesel and there are two proposed in-ground storage tanks that will be to DEP requirements. Mr. Stasik had concerns of the time sensitive flow of traffic, these buses will be leaving at the same time, there will also be Waste Mgmt vehicles, Berks Products vehicles, and Cabot traffic at the same times and recommended that this would be approved contingent upon getting a traffic study done. Mr. Garner stated that the P/A could recommend approval to the Board of Supervisors with the condition that a traffic impact/road analysis study be implemented. The P/A felt that they had no issues with this proposed use as long as the traffic impact/road analysis study would be a condition of approval.

A motion by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the proposed Quigley Bus Service plan to the Board of Supervisors and Zoning Hearing Board with one of the conditions being that a traffic study and capacity study is implemented by the Zoning Hearing Board. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Hansen Nurseries, 244 Sassamansville Rd. – Variance request for wholesale mulch grinding business.

Mr. Hansen stated that the proposed area is in the Conservation Easement Program, 4-5 acres will be utilized for the mulch business 600-800 feet off the road behind existing structures.

Approximately 7-8 tractor trailers are expected inbound in the off-season and the same amount during the peak season July through March. The public had some concerns of noise and dust issues, however Mr. Hansen stated that the area is irrigated which will cut down on the dust. DEP approvals are in place and waiting for the requested variance.

A motion was made by Mr. Zern, seconded by Mr. Wynne to recommend approval of a variance for the proposed mulch grinding business at 244 Sassamansville Road to the Board of Supervisors and Zoning Hearing Board. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Clover Hill, John Backenstose, Niantic Road R-1 - Mr. Backenstose was present to discuss the Clover Hill Development. The matter is presently under a Land Use Appeal in the Court of Common Pleas of Montgomery County. The original plan proposed 12 residential lots; this plan was denied by the Board of Supervisors which led to the appeal. Mr. Backenstose has now submitted a revised plan proposing 3 large lots in Douglass Township with a common driveway onto Niantic Road. The Township Planning Agency was very much in support of the concept of larger lots in this portion of the Township; the P/A was also supportive of modifications or waivers with respect to requirements regarding road improvements, sidewalks, street trees, and other features that would accompany a larger development.

Since this matter is under appeal it is possible to resolve the issue through a Stipulation and Settlement of the parties which could be incorporated into an Order of the Court. This will be a decision made by the Board of Supervisors. The P/A recommends that a fully engineered plan be prepared and reviewed by the Township agencies.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors that they are in favor of the 3 large residential lots and that they are supportive of modifications to roadway improvements, sidewalks, street trees, and other features. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Workshop Items

(ACTIVE)

Mr. Wynne stated that the manager announced at the last Board of Supervisors meeting that the Revitalization Plan was approved by the County however it is on hold due to funding. Mr. Wynne also announced that the next Planning Agency Workshop will work on the Renters Ordinance. "Green Building" would remain active and we are waiting for the Green Building presentation by the County.

(INACTIVE)

a. Sketch Plan Ordinance

b. Lighting/Stan Stubbe

Pottstown Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that the Fiscal Impact/Market Study roll-out workshop will be at the Pottstown High School cafeteria on April 3rd, 2012 from 6:30pm – 9:30pm, the Board of Supervisors input is welcome.

Funding for the Pottstown/Boyertown Railroad tourist attraction was discussed and also the Circuit Rider was discussed.

Mr. Wynne asked if there was any public comment, no one replied.

Deadlines Dates for Subdivision Submittals:

I. Danny Jake – Indefinite

II. Cobblestone Commons – Indefinite

III. Berwind II – 9/13/12

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:17pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 8th, 2012.

Respectfully submitted by,

Marcy Meitzler