

HIGHLIGHTS

A motion to recommend approval of the March 8th, 2012 minutes was made by Mr. Sartor, seconded by Mr. Zern. Norton-Abstain, Sartor-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.

A motion by Mr. Adams, seconded by Mr. Sartor to recommend adoption of the Rt. 100 Corridor Non-Residential Overlay Ordinance by the Board of Supervisors at the May 7th, 2012 Public Hearing. Norton-Aye, Sartor-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion was unanimous.

A motion was made by Mr. Zern, seconded by Mr. Sartor to adjourn the meeting at 7:21pm. Norton-Aye, Sartor-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and Casper-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:07 P.M. Members in attendance were: Gail Norton, John Sartor, Ed Reitz, Bill Zern, Carl Adams, and Anthony Casper. Solicitor Charles D. Garner Jr., Robert Campbell, Hannah Mazzaccaro from MCPC, Supervisors John Stasik and Fred Theil, and Manager Peter Hiryak. Also in attendance were 5 residents/developers.

Mr. Reitz led the Pledge of Allegiance to the flag.

A motion to recommend approval of the March 8th, 2012 minutes was made by Mr. Sartor, seconded by Mr. Zern. Norton-Abstain, Sartor-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.

Subdivisions and Land Developments

Wilkinson Associates – Berwind II (71 Lots, Smith Rd. & Middle Creek Rd.) – Review extended 180 days – 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.

Dennis McCarthy/Robert Kerns-Proposed Wawa at Rt.100 & Grosser Rd. (No new information).

Clover Hill/John Backenstose-R-1 Niantic Road – (BOS approved new plan design to move forward).

Proposed Ordinances

Rt.100 Corridor Non-Residential Overlay Ordinance – Ms. Mazzaccaro stated that MCPC recommends approval of the ordinance; it will promote growth in the area. PMRPC approved the overlay ordinance at their April meeting. As far as the Master Plan is concerned the County encourages larger developments that have a consistent design and are interconnected and provides circulation between adjacent properties and different uses.

A motion was made by Mr. Adams, seconded by Mr. Sartor to recommend the adoption of the Rt.100 Corridor Non-Residential Overlay Ordinance by the Board of Supervisors at the May 7th, 2012 Public Hearing. Norton-Aye, Sartor-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and Casper-Aye. Motion passed.

Parking Ordinance Amendment – Mr. Reitz requested that this item be put on the active workshop item list after the Renters Ordinance.

Zoning Hearing Appeals

The Hansen Nursery appeal was granted with the conditions that no primary grinding be done, that all DEP approvals are in place, the mulch grinding operation is limited to 7.5 acres and will be clearly

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delineated on the property with the approval of Township Zoning Officer. Hours of operation will be Monday-Friday 8am-5pm, Saturday 8am-12noon. A fire plan will be given to the Township. All DEP approvals must be granted prior to start of business.

The Quigley Bus Service appeal has been continued to May 1st, 2012 at 7:30pm.

McColgan Zoning Hearing Appeal – An application was received for a dimensional variance for the rear yard setback for an aboveground pool and deck located at 469 Bartman Avenue in the R-2 Cluster Zoning District. Mr. McColgan was asking for a 12' setback from the rear yard, there is no runoff problem due to a drop-off at the rear of the property to the basin and he has checked with the affected neighbors and they do not have a problem with the pool and deck. There is a fence surrounding the back of the property and some tree growth to block the view. The hearing has been scheduled for Tuesday, May 8th, 2012 at 7:30pm. Mr. Reitz stated that the Planning Agency does not have a problem with his request and asked the Manager to send a letter from the P/A recommending approval of the proposed variance.

Workshop Items

(ACTIVE)

- a. Revitalization Committee/Traffic Issues/Market Street (Sartor, Wynne, Zern, Reitz)
- b. Renters Ordinance/Property Maintenance (Reitz, Norton, Casper, Zern)
- c. Parking Ordinance
- d. “Green Building” Ordinance (Reitz, Sartor, Wynne, Casper)

(INACTIVE)

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

Pottstown Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that the Market Assessment and Fiscal Impact Study was discussed and the Rt. 100 Corridor Non-Residential Overlay Ordinance was approved at the April meeting. Mr. Reitz also thanked Supervisor Theil and Tom Wynne for attending the PRPC workshop meeting.

Mr. Reitz 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. Zern, seconded by Mr. Sartor to adjourn the meeting at 7:21pm. Norton-Aye, Sartor-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 9th, 2012.

Respectfully submitted by,

Marcy Meitzler