

HIGHLIGHTS

A motion to recommend approval of the April 12th, 2012 minutes was made by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz requesting that the Board of Supervisor authorize the Township Engineer to put a sketch plan on paper for the maxed out growth potential for the Market Street proposal and present it at the next meeting. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

A recommendation of approval was given to the Board of Supervisors and the Zoning Hearing Board by the Planning Agency for the proposed Day Care Center to be located at 429 Hoffmansville Road in the R-1 Residential/Agricultural Zoning District with the conditions that the drop-off/pick-up areas be moved further away from Hoffmansville Road and that the maximum number of children be lowered.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to authorize Mr. Garner and Mark John to work together on the Renters Ordinance. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Ms. Norton to adjourn the meeting at 7:45pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M. Members in attendance were: Gail Norton, Bill Zern, Tom Wynne, and Ed Reitz, also in attendance; Solicitor Charles D. Garner Jr., Robert Campbell, John Cover and Eric Jarrell from MCPC, Supervisor Fred Theil, and Manager Peter Hiryak. Also in attendance were 12 residents/developers.

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

A motion to recommend approval of the April 12th, 2012 minutes was made by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Proposed Ordinances

Mr. Wynne announced that the Rt.100 Corridor Non-Residential Overlay Ordinance was adopted by the Board of Supervisors on Monday, May 7th, 2012. The manager stated for the record that a true and correct copy of this ordinance was presented to John Cover of the Montgomery County Planning Commission prior to tonight's Planning Agency meeting. Mr. Campbell stated that he received an email from the Danny Jake Company expressing their interest in wanting to keep things moving forward regarding the Route 100 Corridor. Mr. Campbell proposed that Market Street be redirected to have an intersection with a curb cut on Rt100 at the Gambone property and stated that the next step is to coordinate the Township and the Developers on where the best location is for Market Street to go, do we relocate it and we need PennDot approval to come out onto Rt.100. John Cover from MCPC stated that we should first find out what PennDot is willing to accept and show a proposed plan of the build out potential of growth in that area. Mr. Wynne asked if the Township wants the break instead of going down Jackson Road, Mr. Campbell stated that the cost would be substantially less if we could eliminate the road through the Long Property. Mr. Garner stated that Wawa is actively petitioning PennDot for their proposal and it would be good for the Township to go in with Wawa to show the growth potential in this area.

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A motion was made by Mr. Wynne, seconded by Mr. Reitz requesting that the Board of Supervisors authorize the Township Engineer to put a sketch plan on paper for the maxed out growth potential for the Market Street proposal and present it at the next meeting. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Mr. Garner stated that in Wawa's proposal to PennDot they will show the potential of additional development growth along Rt100 with the opportunity in the future to connect to Market Street extending from Jackson Road to the proposed Wawa at Grosser Road.

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).

Zoning Hearing Appeals

The Quigley Bus Service appeal has been granted with conditions.

McColgan Zoning Hearing Appeal – Granted a dimensional variance for a 12' rear yard setback for an aboveground pool and deck located at 469 Bartman Avenue in the R-2 Cluster Zoning District.

McDevitt, 429 Hoffmansville Road (former Pine Tree Deli) appeal for a use variance for a proposed Day Care Center in the R-1 Residential/Agricultural Zoning District. Matthew Doll and Doreen McDevitt were present to give an overview of the proposed day care stating that they have changed the parking lot with planter barriers for in one way out one way for pick up and drop off of children for better flow of traffic off of Hoffmansville Road, the interior would consist of half walls in order to see into the rooms, hours would be 6am-6pm with approximately 98 children allowed by state however probably would be 78 children with 5 – 8 staff members, ages of children would be from infant to sixth grade, food will be prepared on-site. Mr. Wynne asked if Ms. McDevitt would be opposed to lowering the number of children, Ms. McDevitt stated that she is willing to comply with fewer children. Mr. Wynne and members also had concerns that the location of the pick up/drop-off areas were too close to Hoffmansville Road, Ms. McDevitt stated that there is enough room to move those areas further away from Hoffmansville Road.

The Planning Agency recommended approval, to the Board of Supervisors and the Zoning Hearing Board, of the proposed day care center at 429 Hoffmansville Road with the condition that the proposed drop-off/pickup areas are moved further away from Hoffmansville Road and that the Board lowers the maximum amount of children allowed at the center.

Mr. Wynne asked to have the Parking Ordinance added to the active list and would like this to move on to the Board of Supervisors after the next meeting.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to authorize Mr. Garner and Mark John to work together on the Renters Ordinance. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Property Maintenance/Renters Ordinance (Reitz, Norton, Casper, Zern)
- b. Parking Ordinance
- c. "Green Building" Ordinance (Reitz, Sartor, Wynne, Casper)

(INACTIVE)

- d. Revitalization Committee (Sartor, Wynne, Zern, Reitz)
- e. Sketch Plan Ordinance
- f. Lighting/Stan Stubbe

Pottstown Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that Lands Trust was discussed and he was amazed that the property values have increased and they are also working on the Circuit Rider. Mr. Cover announced that when the Market Assessment and Fiscal Impact module is finalized MCPC will receive the finished module and be trained on how to use it. This will become a valuable tool for all Municipalities.

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 Ms. Norton to adjourn the meeting at 7:45pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 14th, 2012.

Respectfully submitted by,

Marcy Meitzler