

## HIGHLIGHTS

**A motion to recommend approval of the May 10<sup>th</sup>, 2012 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.**

**A motion was made by Mr. Sartor, seconded by Mr. Wynne to authorize Mr. Garner to make provisions in the proposed Property Maintenance Ordinance to the regulations pertaining to properties with less than 1 acre, however keeping enforcement of these smaller properties consistent with the lot size of adjacent properties. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.**

**A motion was made by Mr. Wynne, seconded by Mr. Sartor to have Mr. Garner and Mr. Campbell request the Board of Supervisors authorization to add the Frame Property on Jackson Road to the Rt.100 Corridor Overlay. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.**

**A recommendation of approval was given to the Board of Supervisors and the Zoning Hearing Board by the Planning Agency for a dimensional variance of the rear yard setback for a proposed aboveground pool to be located at the Bellano residence, 90 Marjessa Drive in the R-2 Cluster Zoning District.**

**A motion was made by Mr. Reitz, seconded by Mr. Sartor to adjourn the meeting at 7:29pm. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.**

The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M. Members in attendance were: John Sartor, Tom Wynne, Ed Reitz, and Carl Adams, also in attendance; Solicitor Charles D. Garner Jr., Robert Campbell, Eric Jarrell from MCPC, and Supervisor Fred Theil. Also in attendance were 4 residents/developers.

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

A motion to recommend approval of the May 10<sup>th</sup>, 2012 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

### **Proposed Ordinances**

Mr. Wynne asked Solicitor Garner to give a brief overview of tonight's workshop involving the proposed Property Maintenance Ordinance. Mr. Garner stated the proposed Property Maintenance Ordinance was reviewed and noted that the real purpose of this ordinance is for public health and safety. At the workshop, the Planning Agency members were of the opinion that there should be limitations to the application of the proposed regulations. Mr. Wynne stated that perhaps the requirements of the proposed Property Maintenance Code should apply only to lots of less than one acre. Discussion also ensued as to whether the regulations could be based upon zoning ordinance lot size or whether properties of less than one acre could be exempt from the requirements, if such properties were consistent with surrounding existing properties. The Planning Agency seems supportive of the ordinance if agricultural uses and properties over one acre would not be regulated by the Property Maintenance Code.

A motion was made by Mr. Sartor, seconded by Mr. Wynne to authorize Mr. Garner to make provisions in the proposed Property Maintenance Ordinance to the regulations pertaining to properties less than one acre however keeping enforcement of these smaller properties consistent with the lot size of adjacent

properties. Agricultural uses and properties over one acre in size would not be regulated by the proposed property maintenance code. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

Mr. Garner stated that there are provisions for an appeal process for notice of violations, and there should be more than one person to determine if there is a violation. Concerns of grass & noxious weeds were discussed and the draft limits requirements in the Agricultural and Open Space areas. Mr. Garner stated that this ordinance should be considered a work in progress. Mr. Sartor asked that, in Section J, under Chimneys and Towers, he would like line three to read; All exposed surfaces of metal, wood, and masonry shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. Mr. Wynne asked for any additional comments, Eric Jarrell from MCPC added that as for the consideration of weeds – DEP pushes naturalized basins with the exception in storm water management.

Mr. Wynne tabled the discussions of the Renters Ordinance and asked Mr. Campbell for a Market Street update. Mr. Campbell stated that he spoke with Pineville Developers (Moore Tract) and at the present time they have only prepared a sketch for PennDot regarding the improvements proposed to Rt.100. Mr. Campbell wants to present an overlay of each concept plan for the Rt. 100 Corridor and show an aerial view of that conceptual plan to PennDot. Mr. Campbell plans to have this overlay and aerial view ready to present to the planning agency at the July meeting. Mr. Sartor asked Mr. Campbell to email a PDF of the plan to each member for review prior to the July meeting. Mr. Campbell also stated that the Frame property on Jackson Road was something to think about adding to the overlay for improvements to Market Street, although this would not zone his property for what he is proposing he would still need a variance or seek re-zoning.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to have Mr. Garner and Mr. Campbell request the Board of Supervisors authorization to add the Frame Property on Jackson Road to the Rt.100 Corridor Overlay.

### **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**

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 granted with conditions.

Ms. Stefania Bellano was present to answer any questions by the Planning Agency on her appeal for a variance on the rear yard setback for an aboveground pool at 90 Marjessa Drive in the R-2 Cluster Zoning District. After reviewing the paperwork Mr. Wynne asked Ms. Bellano if there were any issues with the neighbors regarding this appeal, Ms. Bellano stated that she talked to the neighbors and there were no negative remarks in fact one of her neighbors also got a similar variance. The Planning Agency unanimously agreed to recommend approval, to the Board of Supervisors and the Zoning Hearing Board, of the proposed rear yard setback variance at 90 Marjessa Drive. Mr. Wynne asked the Secretary to send a letter of recommendation to the Zoning Hearing Board and Board of Supervisors on behalf of the P/A.

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 the Fiscal Impact Analysis was discussed as well as the Pottstown Health and Wellness Grants.

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 7:29pm. Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 12<sup>th</sup>, 2012.

Respectfully submitted by,

Marcy Meitzler