

HIGHLIGHTS

**A motion to recommend approval of the June 14<sup>th</sup>, 2012 minutes was made by Mr. Sartor, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Abstain, Adams-Abstain, Casper-Abstain. Motion passed.**

**A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend based on information presented and verification by the Code Enforcement Officer of the square footage of area required inside and square footage required for outside play area for six children at a proposed Day Care to be located at 900 Ruby Circle, to be operated by Heather Rowland in the R-2 Cluster Zoning District. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.**

**A motion was made by Mr. Reitz, seconded by Mr. Wynne for recommendation of approval, for the Wawa Sketch Plan, to the Board of Supervisors. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.**

**A motion was made by Mr. Wynne, seconded by Mr. Reitz to Deny the Berwind II Plan. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.**

**A motion was made by Mr. Wynne, seconded by Mr. Sartor to adjourn the meeting at 8:13pm. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.**

The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Gail Norton, John Sartor, Tom Wynne, Ed Reitz, Bill Zern, Carl Adams, and Anthony Casper, also in attendance; Solicitor Charles D. Garner Jr., Robert Campbell, Pete Hiryak, Eric Jarrell from MCPC, and Supervisors Fred Theil, John Stasik. Also in attendance were 11 residents/developers.

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

A motion to recommend approval of the June 14<sup>th</sup>, 2012 minutes was made by Mr. Sartor, seconded by Mr. Reitz. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Abstain, Adams-Abstain, Casper-Abstain. Motion passed.

**Home Occupation**

Ms. Heather Rowland was present to answer questions about her proposed Family Day Care Center to be located in her home at 900 Ruby Circle. Family Day Care homes are permitted for up to six children in the Township's R-2 Zoning Districts. Ms. Rowland's day care would accommodate six children ages ranging from Kindergarten to 5<sup>th</sup> grade with one employee, forty square feet of indoor area is required for each child for a total of 240 square feet, 30 square feet of fenced in area is required for each child for outside play for a total of 180 square feet minimum, there is a childproof latch requirement on any gate. Her proposal intends to meet these minimal requirements. She has talked to neighbors and no one had any issues with this proposal, an application with fees was submitted to BMMA but she has not gotten a response yet and she has not received certificate from State. No other comments were made.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend based on information presented and verification by the Code Enforcement Officer of the square footage of area required inside

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and square footage required for outside play area for six children at a proposed Day Care to be located at 900 Ruby Circle, to be operated by Heather Rowland in the R-2 Cluster Zoning District. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion Passed.

### **Proposed Ordinances**

Market Street Update – Mr. Campbell presented a drawing showing the proposed two new traffic lights to be located at both ends of Market Street and showing conceptual development of the Rt. 100 Corridor that is ready to take to PennDot. Mr. Reitz asked if this drawing shouldn't include the Long Property, Mr. Campbell replied that this drawing is not the entire Market Street plan it is only showing the Rt. 100 Corridor plan for the presentation to PennDot. Property owners along Rt. 100 are on board and have been notified and received copies of this drawing. Mr. Campbell stated that we are probably looking at a meeting with PennDot in late September. Mr. Kerns, representing Wawa, stated that they are trying to move presentation along as fast as possible, and will keep Douglass Township informed regarding any meetings.

### **Subdivisions and Land Developments**

Pineville Properties-proposed Wawa at Rt.100/Grosser Road – Sketch Plan. Mr. Kerns presented Wawa's Sketch Plan/Format Plan stated that they expect no major changes to the sketch plan, and asked for a motion on the conceptual plan. Mr. Reitz asked if there will be a speed reduction on Rt.100, Mr. Kerns replied we will be possibly asking for a reduction based on topography and engineering for the length of speed reduction. Mr. Campbell felt that the timing is right for the speed reduction request, seven to eight years ago PennDot would not have even considered it. Mr. Kerns stated that this would be a policy change for PennDot to reduce the speed in this area.

A motion was made by Mr. Reitz, seconded by Mr. Wynne for recommendation of approval, for the Wawa Sketch/Concept Plan, to the Board of Supervisors. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.

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).

Quigley Bus Service – Staff Meeting held 7/26/12

Bay Ridge Properties – Veteran's Assisted Living on Linsenbeidler Road in the R-1 Zoning District. Mr. DeFalco was present to give a brief overview of the proposal stating that this would include housing for 96 Veterans, an Urgent Care Medical Center with heliport pad, and a four acre greenhouse to be used for the rehabilitation of the Veterans. The Greenhouse would have access off of Congo Road and would make use of the pond water if the water quality is good. Veteran's housing would consist of 3-story one bedroom units (one Veteran per unit, no spouses, and no children) two parking spaces per unit for visitors per specifications. The Urgent Care Facility would be a 4-story structure. The Greenhouse would be allowed by Special Exception, a use Variance would be needed for the other structures, the preserved farm easement is being reviewed – only 30 acres out of 120 acres would be developed, one way in one way out and would have a relatively small impact on traffic. Public sewer and public water would be used. The zoning issues will have to be addressed first. Mr. Wynne stated to keep in mind the Act 209 fees would be imposed for road improvements. Mr. Brown had concerns that if public sewer was brought to that site would residents in that area be forced to hook up to public sewer. Ms. McKown from Congo Road was opposed to this development stating that the impact would affect the people living in that area – this is a hunting area, she moved here to be in the country, traffic would be in and out

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constantly, the greenhouse proposal was just a way to get this passed through, Veterans with anxiety will be an issue, and this will effect resale value of homes. Mr. DeFalco stated that this community is for Veterans to be re-introduced into society. Mr. DeFalco stated that this will be privately funded, not a government project, not tax exempt, and will be a gated community the residents are not free to drive around or roam around. Mr. Sartor stated that the Wetlands and Floodplain on this property are going to be an issue. Mr. Wynne thanked everyone for their input and explained that this is the beginning of a long process for this proposal.

### **Zoning Hearing Appeals**

Bellano, 90 Marjessa Drive – Variance hearing for a rear yard setback for an aboveground pool was Granted by the ZHB with no conditions.

Renters Ordinance – Mr. Garner stated that he and Mark John were authorized to work together to make a draft ordinance. Draft was submitted to Mr. John for his input and he is hoping to have it ready for members to review next month. Mr. Zern asked if minutes were taken at the staff meeting, the manager replied no. Mr. Garner stated that between everyone present at the staff meeting a summary was distributed to the Planning Agency Members regarding that meeting.

Property Maintenance – Mr. Garner stated that the revisions and spelling issues to the Property Maintenance Ordinance will be redone to include provisions to the regulations pertaining to properties less than one acre as per the June 14<sup>th</sup> minutes. Mr. Wynne stated the members will review revisions at September workshop and make a motion for a clean copy. Mr. Sartor wanted unsafe structures addressed in the ordinance.

### **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 at the July meeting the zoning map amendment for West Pottsgrove pertaining to the Upland Square SC was addressed. The Fiscal Impact Analysis Study is on the Township Website, any comments can be directed to John Cover of MCPC. Mr. Theil stated that hiring of a Circuit Rider was discussed for management of Montgomery County Open Space properties. Mr. Theil was not in favor of someone else telling the Township how to use our parks; Mr. Reitz commented that his take on it is that the Circuit Rider is to hire someone to manage bigger venues for the community open spaces.

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

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Mr. Garner stated that action is needed on the Berwind II Subdivision Plan; the extension will run out on September 13<sup>th</sup>, 2012. Mr. Garner made the recommendation to the members to deny the plan unless an extension is received.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to Deny the Berwind II Plan. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.

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. Wynne, seconded by Mr. Sartor to adjourn the meeting at 8:13 pm. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 13<sup>th</sup>, 2012.

Respectfully submitted by,

Marcy Meitzler