

HIGHLIGHTS

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

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend approval of the BMMA Corrective Action Plan presented by Mr. Moser. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

The Planning Agency Members approved the 2013 Planning Agency Meeting Dates.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:12pm. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-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, Carl Adams, and Anthony Casper, also in attendance; Solicitor Charles D. Garner Jr., Robert Campbell, Pete Hiryak, and Meredith Curran from MCPC, Supervisor Fred Theil, and 4 residents/developers.

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

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of November 8th, 2012, no one replied.

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

Mr. George Moser – BMMA Consent Order & Agreement

Mr. Moser gave a brief overview on the BMMA Consent Order & Agreement, Corrective Action Plan/DEP Planning Requirements stating that the Commissioners of Colebrookdale Township, Berks County and the Supervisors of Douglass Township, Montgomery County are proposing to adopt the Special Study of the Swamp Creek Sewage Treatment Plant Pump Collection System prepared for BMMA by Systems Design Engineering, Inc., November 2012, as a Special Study revision to their Sewage Facilities Plans in accordance with the provisions of Act 537 of 1966, as amended, to provide for the safe and proper disposal of sanitary sewage within portions of Colebrookdale Township, Berks County and Douglass Township, Montgomery County. The project proposes an upgrade to the Swamp Creek Pump Station side interceptors along with improvements to the Minister Creek pump station and construction of an equalization tank at the Swamp Creek Sewage Treatment Plant located within Douglass Township, Montgomery County to provide for new development as described within the Project Narrative of the Special Study, and to eliminate sanitary sewer overflows and surcharging conditions within the Authority's existing collection and conveyance system. The plan proposes the connection of future proposed residential and commercial developments with total flows of 278,400 gallons per day within said municipalities. Mr. Moser stated that \$5.5 million of the project will be paid for by the current rate payer structure. The total estimated costs of the collection system and interceptor improvements which are developer driven, is \$1.9 million; these costs will solely be the responsibility of the developers of projects located in the service area. Mr. Moser requested that the Planning Agency make a motion to approve the plan and provide the necessary signatures on the Module 4A and he will also be asking the Board of Supervisors to endorse the plan and give approval to proceed with the public notice advertisement.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to approve the BMMA Consent Order & Agreement for the Corrective Action Plan/DEP Planning Requirements. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

Proposed Ordinances

Proposed Property Maintenance Ordinance – Board of Supervisors approval to advertise for a public hearing in January/February 2013.

Proposed Renters Ordinance – Board of Supervisors approval to advertise for a public hearing in January/February 2013.

Market Street Update – Mr. Campbell handed out copies of the road estimates. Mr. Campbell stated that a request for proposals has been issued for the Point of Access study for the Route 100 Corridor as it relates to Market Street and the proposed Pineville access drives. Mr. Campbell asked the Planning Agency to let him know if the Traffic Engineer, Brian Keveany, should attend any meetings to provide input. Mr. Theil stated that if the proposed Market Street roadway goes all the way through to Grosser Road how can we leave out the Long Property cost wise? Mr. Garner said that this is going to be developed in phases until others jump on board. Mr. Theil commented, put the Developers' on notice that they will be paying for the road; this will not be handled by the Township. Mr. Garner suggested letting the Developers deal with it internally until they come to us if they cannot come to an agreement. The P/A suggested that the Developers would be responsible for the portion of the road related to their site. Danny Jake and Gambone would be responsible for the road from Philadelphia Avenue to Route 100; while Pineville and Markofski would be responsible for the road from Grosser Road to Jackson Road. Mr. Campbell stated that Wawa will have to improve Grosser Road; all is assessed as Pineville Properties. The intersection at Grosser Road will have to be improved depending whether PennDot requires connection to the road. Wawa is not in favor of cutting the road through the middle of the property. Mr. Garner asked what other contribution area would Wawa participate in, Mr. Campbell replied the Jackson Road improvements. Mr. Campbell stated that there are still a lot of options with the Markofski property.

2013 Proposed Meeting Dates for P/A Review – The members approved the 2013 Planning Agency Meeting Dates.

Subdivisions and Land Developments

Pineville Properties-proposed Wawa at Rt.100/Grosser Road – Sketch Plan.

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.

Clover Hill/John Backenstose-R-1 Niantic Road – (will revise plan for P/A review).

Quigley Bus Service – Working on Land Development Plan

Bay Ridge Properties – Proposed Land Development Plan Withdrawn.

Workshop Items – Mr. Wynne announced that there will be no Workshop in January.

(ACTIVE)

- a. Parking Ordinance – Ms. Curran was asked to review the Parking Ordinance and look at the lighting and snow removal section of the ordinance. She requested that the Township fill out a MCPC Municipal Review form.
- b. “Green Building” Ordinance (Reitz, Sartor, Wynne, Casper) – Ms. Curran will stated that she will look for a draft ordinance for presentation at the January meeting. Mr. Campbell stated

that Doylestown has a Green Building Ordinance.

(INACTIVE)

- c. Revitalization Committee (Sartor, Wynne, Zern, Reitz)
- d. Sketch Plan Ordinance - (Mr. Sartor will bring samples)
- e. Lighting/Stan Stubbe
- f. Floodplain Ordinance – Mr. Garner has a working draft and Ms. Curran will work on updating our ordinance to comply with the standards.

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that there was no quorum for the PMRPC meeting. There were discussions to have a committee of 5 -7 people for open space improvements, and Ms. Curran will be updating our Comprehensive Plan to bring it up to current times, this will be a 12 – 18 month project. There was also a discussion on sign ordinances for larger signs.

Mr. Wynne asked if there was any public comment, Ms. Cressman had questions about a proposed development that she saw on a website to be located behind Giant, the manager stated that there is nothing on the Township Website about this development nor have any official plans been submitted to the Township. The Township is aware that Retail Sites (Giant) would like to purchase the property from the Gambone Organization for future development. The property is currently zoned M-1 Office and Light Industrial. Unless the property is developed for an industrial use there would have to be a public hearing for re-zoning to residential or commercial. No other comments were given.

Mr. Reitz stated that this will be Anthony Casper’s last meeting as a member of the Planning Agency and along with the Chairman on behalf of the entire Planning Agency wanted to thank Anthony for his service to Douglass Township.

Deadlines Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 3/14/13

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:12pm. Norton-Aye, Sartor-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 10th, 2013

Respectfully submitted by,

Marcy Meitzler