

HIGHLIGHTS

A motion to recommend approval of the January 10th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the Parking Ordinance to the Board of Supervisors. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:44pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-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, Ed Reitz, Carl Adams, and Debie Pishock, also in attendance; John Sartor Township Engineer, Pete Hiryak, Supervisors Fred Theil, John Stasik, and Fred Ziegler, Meredith Curran & Drew Shaw from MCPC, and 2 residents.

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 January 10th, 2013, no changes were given.

A motion to recommend approval of the January 10th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Ms. Curran and Mr. Shaw of MCPC gave a brief power point presentation detailing and illustrating potential courses of action that Douglass Township can take to improve energy/sustainability in the Township. The County Planning Commission reviewed the Township Zoning and Subdivision Ordinances and identified opportunities for developing more sustainable regulations. The next step would be to review these opportunities and begin implementing them by strengthening the language of Douglass' Ordinances. There are also opportunities to develop ordinances that could provide incentives for Green Building practices for developers of both residential and commercial properties. Private developers could be encouraged to build greener by awarding these practices with possible higher densities or reduction in permitting fees. The Township could also create a natural resource overlay which would help identify and protect natural features and waterways. The MCPC will work with the Township to prioritize recommended actions and begin the implementation process. The Planning Agency ask the manager to contact Mark John to see if he is available at an upcoming meeting to assist and advise the Planning Agency in the formulation of Green Building practices.

Subdivisions and Land Developments

Danny Jake/Hallowell-Rick Mast, Cluster Development Plan Presentation – will attend March 14th meeting.

Pineville Properties-proposed Wawa at Rt.100/Grosser Road – Staff meeting summary letter from Mr. Garner.

Wilkinson Associates – Berwind II (71 Lots, Smith Rd. & Middle Creek Rd.) – Review extended 180 days – No new information. The manager stated that the extension for this proposal will expire on 3/14/13 therefore P/A can make a recommendation to the Board of Supervisors to deny this plan.

A motion was made by Mr. Wynne, seconded by Mr. Zern to forward the recommendation by the Planning Agency for the denial of the Berwind II proposal by the Board of Supervisors unless a review extension letter is submitted to the Township Planning Agency. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

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

Quigley Bus Service – Letter sent to Quigley’s legal counsel requesting project status update. The manager stated that Quigley still has not contacted BMMA regarding this project. The Dimmerling Consulting Traffic Study is to be reviewed by the Township Engineer, Mr. Sartor stated that Gilmore & Associates was asked to review the traffic study and the review letter will be forwarded to the Township by next week.

Proposed Ordinances

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

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

Parking Ordinance – The review letter from MCPC and Ms. Curran recommends the adoption of the zoning text amendments provided they meet the solicitor’s approval and also recommend that the Township proceed with minor amendments to the SALDO if the zoning amendments are adopted. MCPC has offered to complete this work under our Planning Assistance agreement.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to forward the recommendation by the Planning Agency for adoption of the Parking Ordinance by the Board of Supervisors. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. “Green Building” Ordinance (Reitz, Sartor, Wynne, Pishock) – March Workshop Item @ 6pm.
- b. Sketch Plan Ordinance (Sartor, Wynne, Zern, Reitz) – Mr. Sartor will bring samples for a future Workshop Session.
- c. Floodplain Ordinance – Mr. Garner has a working draft, Ms. Curran will work on language. Initial submission due 12/16/13, final due 6/16/2014.

(INACTIVE)

- d. Lighting
- e. Revitalization Committee (Sartor, Wynne, Zern, Reitz)

Pottstown Metro Regional Planning Commission Update – Ed Reitz

The DVRPC’s current work on a project for the Tri-County Transportation Committee involves a GIS Transportation Infrastructure Management database tool for local roads, bridges, and traffic signals within the regions eight municipalities. The Pottstown Area Health & Wellness Foundation will provide updates on the DCRN grant award and the status of the Regional Recreation Coordinator position. Discussions will continue on updating the 2005 Regional Comprehensive Plan. The County is working on a draft model sign ordinance to address lighted billboards and electronic signs.

Public Comment

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Mr. Theil asked Mr. Wynne if he had anyone in mind to take over Mr. Sartor's Planning Agency Term, Mr. Wynne replied that he hasn't found anyone. The manager stated that he may have a good candidate if he is still interested in serving and he will attempt to contact him. No other comments were given.

Deadlines Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 9/12/13 (180 Day Request Extension letter received)
- IV. Danny Jake/Hallowell Cluster – 6/2013

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The next Planning Agency Meeting will be held on March 14th, 2013.

Respectfully submitted by,

Marcy Meitzler