

HIGHLIGHTS

A motion to recommend approval of the February 14th, 2013 Planning Agency minutes was made by Mr. Zern, seconded by Mr. Wynne. Norton-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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

A motion was made by Mr. Zern, seconded by Mr. Wynne to adjourn the meeting at 8:35pm. Norton-Aye, Zern-Aye, Wynne-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, Carl Adams, and Debie Pishock, also in attendance; John Sartor Township Engineer, Pete Hiryak, Supervisors Fred Theil, John Stasik, and Fred Ziegler, Meredith Curran, and 10 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 February 14th, 2013, no changes were given.

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Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt.100/Grosser Road revised sketch drawing showing a loop road, right of ways, and roadway accesses – Mr. Kerns and Engineer Mr. Graf briefly discussed the revised sketch drawing for the proposed Wawa stating that Wawa's portion of agreement is for 2.7 acres out of the approximate 26 acre tract. The proposal includes an approximate 5500 square foot Wawa food market with a large trash compound, sixty-six parking spaces, three oversized parking spaces, a storm water basin area, and a gas canopy. The remainder of the property will remain open for future development proposals. Wawa proposes to have the interconnector road in rear of property to connect Grosser Road with Market Street and Jackson Road. The road will have a 60ft right-of-way and a 40ft cart way with significant buffering to the properties in Summer Hill. We are looking to address any issues that the P/A may have, Mr. Kerns stated that they are ready to submit an official plan in the next several months. Mr. Wynne stated that he was concerned that the proposed connector road should be kept separate pending the actual location of the road on the plans when the remainder of the tract is developed; Mr. Kerns stated that we can put something in writing to that affect. Mr. Graf stated that they took into consideration the location of the proposed road so as not to affect the current setbacks of the Summer Hill Drive residents buffering the property. Mr. Graf stated that there will be improvements to Grosser Road and Rt100, there will be a front entrance for the pump station and a rear entrance for those using the store. The members had questions concerning the decrease of speed on Rt.100 currently posted at 55mph, store deliveries using the rear entrance, and adding a left turn signal off of Grosser Road, Mr. Graf replied that there will be improvements but can't be determined as of yet. The rear entrance could possibly be a through road when the tract is completely developed. Mr. Theil stated that there should be a dedication of deeded land and contributions to the connector road based upon the traffic count or percent of the footprint of the Wawa property. No other questions or comments were given.

March 14, 2013 Page 2

Wilkinson Associates – Berwind II (71 Lots, Smith Rd & Middle Creek Rd) – 180 Day Plan Review Extension to 9/12/13.

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

Quigley Bus Service – Gilmore & Associates Traffic Review Letter and letter from Quigley Attorney Judith Rodden.

Danny Jake/Hallowell Cluster-Rick Mast, Cluster Development Plan Presentation – An announcement was made that Neil Shaw would be videotaping tonight's presentation because Mr. Rosen was unable to attend. Mr. Mast stated that this proposal is on 117.2 acres on Congo & Hallowell Roads; under the R-1 standards the original plan would allow 92 units with a minimal amount of open space. The Township was asked to consider a Cluster Zoning District for this property; this is a revised new proposal with 92 lots and approximately 70 acres of open space. The roadway access points and storm water management facilities remain the same. They added a small parking area to the proposed 24 acre open space parcel to be dedicated to the Township. This proposed open space is bordering existing Township owned open space property; however the Township does not have to accept dedication but most seemed favorable to the concept. Revised proposed plan has every lot backing up to open space which will be maintained by the HOA, with a proposed 15.9 acre preserved Estate Lot. Sewer and water capabilities would both be public; the public sewer would be a gravity line to the developments pump station and from there a force main to the Linsenbeidler Road pump station, public water would have to be tied in to the system for this development. The road improvements for the cluster plan would be internal curbing only, with a macadam trail to the park area and to overlay the entire width of Congo Road along the site frontage. The village green area has a gazebo connecting with pathways to the open space; Rick Mast will meet with staff to see if this satisfies village green requirements, and an 8ft wide pathway separate from the sidewalk. The structures on the Estate Lot will be preserved to allow for agricultural use. To screen the homes along Congo Road the developer will provide a strip of open space to separate the homes with an added vegetation buffer installed. NPDES is permitting more water control, water gardens can be made attractive. Lamp posts will be at each driveway with limited street lighting on Congo Road only. The road will be 28ft wide with one side parking and 8ft parking spaces however there could be a parking area. Mr. Adams asked if the Estate Lot could be subdivided, Mr. Mast replied no it would be deed restricted. Mr. Sartor and Ms. Curran did not have issues involving the open space. Mr. Theil asked if dedicated to the Township means the same as deeded to the Township, Mr. Mast replied yes. The HOA will be responsible for snowplowing and maintaining the storm water and open space facilities. Mr. Wynne stated that the village green makes sense and asked for Mr. Sartor and Ms. Curran to verify it meets the criteria. Ms. Norton asked what size and type of trees would be put in this subdivision, Mr. Mast replied shade trees, flowering trees and shrubs, 8ft trees for buffering. Mr. Garner asked what the distance was from the road to the property, Mr. Mast stated 120ft. Mr. Wynne stated that he had concerns with the 8ft parking spaces and did not like the sidewalks; he favors a sidewalk loop inside the complex. Mr. Wynne asked the manager how wide are the roadways in Middle Creek Estates; the manager replied that the roadways are 30ft wide. In addition, Bartman Avenue, Holly Road, Summer Hill, and the Greenbriar Developments are also 30ft wide. Mr. Sartor commented that the ordinance requires sidewalk on both sides of the street. Mr. Mast prefers sidewalks on both sides but he is willing to come up with other ideas to minimize impervious surfaces in the development. As far as the 8ft concrete trail, Mr. Wynne prefers a standard sidewalk, Mr. Sartor commented that any trail must comply with ADA standards and specifications. No other questions or comments were given.

Mr. Wynne thanked Mark John for his input at the Green Building workshop and it will give the members some things to think about. Meredith Curran will follow up with a summary letter at a later date.

Workshop Items

(ACTIVE)

- a. "Green Building" Ordinance (Reitz, Wynne, Pishock) – April Workshop Item @ 6pm.
- b. Sketch Plan Ordinance (Wynne, Zern, Reitz) – Mr. Sartor will bring samples for a future Workshop Session.
- c. Floodplain Ordinance – Buffer zones to be added to the proposed ordinance.

(INACTIVE)

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

Pottstown Metro Regional Planning Commission Update – Meredith Curran

The Comprehensive Plan Update for the Regions goals and objectives is continuing, the DVRPC's study on the Regions local roadways involves developing an electronic map showing a complete roadway inventory and current conditions of the roads of each municipality. The Pottstown Area Health & Wellness Foundation will provide an update on the DCNR mini grant awards and the status of the Regional Recreation Coordinator Project. Municipalities will be asked to take action on a proposed resolution regarding the Recreation Coordinator in April and could apply for grants in May.

Public Comment

No public comment was given.

The Planning Agency members welcomed Mr. Neil Sarker in attendance this evening; Mr. Sarker may be interested in filling the vacant Planning Agency position.

Ordinances

Renters Ordinance and Property Maintenance adopted by BOS on March 4th, 2013.

Parking Ordinance advertised for BOS April 1st, 2013. Mr. Garner suggested that the P/A members re-affirm their recommendation to the Board of Supervisors.

A motion was made by Mr. Wynne, seconded by Mr. Zern to re-affirm the Planning Agency's recommendation for the adoption of the Parking Ordinance by the Board of Supervisors. Norton-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye.

Floodplain Ordinance review letter from Drew Shaw, MCPC.

Planning Agency Discussion – Municipalities Planning Code

Mr. Garner reviewed deadlines and plan submissions explaining that when a plan is submitted you have 90 days to review the plan and take action, the clock starts after P/A meets at their next meeting after plan submission. Questions were asked about some of the deadline dates for subdivision submittals in Douglass Township that are listed as indefinite, Mr. Garner explained that these submittals were given before any changes were made to zoning districts so indefinite review protect these plans allowing them to be developed under the old or previous zoning. Mr. Garner asked the members to think of a topic to discuss for the April meeting. Mr. Wynne suggested discussing the differences between SALDO vs. Zoning Ordinance.

Deadline 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

A motion was made by Mr. Zern, seconded by Mr. Wynne to adjourn the meeting at 8:35pm. Norton-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 11th, 2013.

Respectfully submitted by,

Marcy Meitzler