

HIGHLIGHTS

A motion to recommend approval of the April 11th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Abstain, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to make a recommendation to the Board of Supervisors to deny the Danny Jake/Hallowell Cluster Development Plan subject to receipt of request for an extension of time to review the plan from the Developer. Norton-Aye, Sarkor-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:05pm. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-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, Neil Sarkor, Tom Wynne, Ed Reitz, Bill Zern, and Debie Pishock, also in attendance; John Sartor Township Engineer, Manager Pete Hiryak, Solicitor Charles Garner, Supervisor Fred Theil, Meredith Curran from MCPC, and 5 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 April 11th, 2013, no changes were given.

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Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt.100/Grosser Road – Waiting for plan submittal. Nothing new to report.

Wilkinson Associates – Mr. Sartor gave a brief review of the discussion he had with Mr. Sodl on the street widths, sidewalks, and landscaping requirements. Mr. Sodl emailed a sketch plan to Mr. Sartor showing what 4 lots would look like with all landscape requirements added, he will be requesting relief from the Saldo landscape requirements because he feels it is too excessive. Mr. Sartor stated that he gave no opinions to Mr. Sodl, we also talked about the sidewalks and he will also request one side sidewalks to be consistent with the Cobblestone development and again Mr. Sartor gave Mr. Sodl no opinion on the issue. The lots are 15,000 square foot lots. Mr. Wynne asked Mr. Sartor to compare this to Cobblestone and the waivers. Mr. Sartor stated that he will compare the plans and waivers; you might want a level of buffering on these lots. Ms. Pishock stated that she lives on Westbury Drive and we waived our trees there is nothing in the back, Mr. Sartor asked would you be in favor of a buffer from this development, Ms. Pishock replied that it depends if they are continuing into my development and joining our HOA. Mr. Garner stated that the illustration shows 19,000 sq. ft. lots, parking, and sidewalks. Ms. Pishock said a lot of people walk the sidewalks in her development, people also walk in the street; she feels sidewalks on both sides would be redundant, one side works. If both sides have sidewalks there would be no available street parking. Mr. Sartor stated that as of now the plan shows both sides have sidewalks.

Clover Hill – John Backenstose, R-1 Niantic Rd (will revise plan for P/A review). Nothing new to report.

Quigley Bus Service – Waiting for preliminary plan revision submittal.

Danny Jake/Hallowell Cluster-John Sartor's memo dated 5/3/13. Mr. Sartor gave a brief summary of a staff meeting between Rick Mast, the manager, and himself. Mr. Mast was present to discuss three

specific issues related to the proposed residential cluster plan: 1) a proposed meandering macadam walking path between the two entrance roadways off of Congo Road, the 8ft. wide walking path would be designed to be ADA-compliant. Mr. Sartor stated that the manager and I are supportive of the proposed meandering walking path, vegetative screening and earthen berming along Congo Road. Mr. Mast stated that he proposes eliminating the walking path near the pumping station and extending the path into the development and crossing into the open space area in view of the rain gardens. Mr. Sartor stated that the manager and I are supportive of the proposed sidewalk configuration. Mr. Wynne stated that he likes the idea of both sides of Pearl Lane to connect to path, 2) a proposed 30-ft. wide road cartway width with sidewalk on one side of the street within the 50-ft. right-of-way and 3) the proposed Open Space areas satisfying the requirements of the Township's Zoning Ordinance. Mr. Mast stated that most of the proposed dwelling units would have direct access to the common open space areas; 84 out of 92 lots would have direct access and lots 2 through 9 would not have direct access. The Central Open Space requirements would be satisfied by providing a "primary park" which will serve as a "village green" between lots 53 and 92, designed to satisfy the requirements in terms of area, configuration, and pedestrian walking paths connecting to Cori Drive in an attempt to achieve the requirements of being "surrounded" by at least 75% of its perimeter by roads. The village green will have a gazebo and will be located in the "middle" of the development and will be connected to Cori Drive and will therefore be accessible from all dwelling units by a series of pedestrian macadam walking paths. Mr. Wynne stated he thinks it looks great; Mr. Zern also liked the plan. Ms. Curran stated that she likes the changes. Mr. Sartor stated that the manager and I are supportive of the proposed open space configuration.

Zoning Hearing Board Decision

Mr. Wynne stated that the Zoning Hearing Board granted a variance for Morrison, 155 Cobblestone Drive for a dimensional variance for the front, side, and rear yard setbacks for the construction of a deck, concrete pad, and above ground swimming pool with the following conditions:

1. No improvements within 5 feet of the property line.
2. Impervious coverage shall not exceed the allowed 18%.

Workshop Items

(ACTIVE)

- a. "Green Building" Ordinance (Reitz, Wynne, Pishock) – Mark John provided information and strategies for improving sustainability and increasing protection of natural resources in Douglass Township. Discussions will continue on Riparian Buffers at the June 13th P/A workshop at 6pm.
- b. Sketch Plan Ordinance (Wynne, Zern, Reitz) – Mr. Sartor presented a brief overview of the preliminary findings to the Planning Agency for further discussion at the June Planning Agency meeting.
- c. Floodplain Ordinance – A staff meeting will be scheduled with the Township Manager, Planning Agency Solicitor, and the Township Planner to discuss our findings to date concerning the draft floodplain ordinance.

(INACTIVE)

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

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated the discussions continued on the Comprehensive Plan Update and they applied for the second round of grants with the Pottstown Health & Wellness Commission. Ms. Curran stated that the first round has been released at \$25,000 minimum for improvements to open space and it requires a 10% match from Municipalities. Mr. Reitz added that the projects that Municipalities applied for grant money must be ADA compliant.

Public Comment

No public comment was given.

Planning Agency Discussion – Municipalities Planning Code

Mr. Garner's topic of discussion tonight is the Permit Extension Act. Several years ago, prior to the enactment of the original Permit Extension Act, permits and approvals had a relatively clear and defined expiration time. In the summer of 2010, the State legislature initially passed the Permit Extension Act to extend the life of certain permits and approvals, if those permits or approvals were granted between December 31, 2008, and the date of the original Act, July, 2010. The extension lasted until July 2, 2013. The reason behind the Permit Extension Act was the slowdown in the economy and the concern that many approved development plans and other related permits would expire, due to the weak economy and construction industry. As you might recall, the protection of the Permit Extension Act was further extended during last year's legislative session, at which time an amendment occurred to extend the protection for permits and approvals until applied to those permits and approvals that already existed, as well as, newly approved permits and approvals granted between July 2, 2013, through July 2, 2016. Accordingly, based upon the present status of the law, a permit or approval that was in effect as of December, 2008, would have life presently at least until July 2, 2016. These dates are rather confusing, but I believe the intent of the various State Law changes are to allow such permits and approvals to continue through the middle of 2016 because of the poor economic conditions in the country. As permitted under the law, the municipality does not have to take any formal action on these permits and approvals, as such extension is automatic. Mr. Garner stated that we will be discussing the differences between SALDO and the Zoning Ordinance at the June 13th meeting.

Mr. Garner asked for the members to take action on the Danny Jake/Hallowell Cluster Subdivision Plan, the timeline ends in June 2013. Mr. Garner asked for a motion to deny the Danny Jake/Hallowell Cluster Development since there has been no notification of extension given to the Township.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to make a recommendation to the Board of Supervisors to deny the Danny Jake/Hallowell Cluster Development Plan subject to the receipt of an extension request to review the plan from the Developer. Norton-Aye, Sarkor-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 9/12/13
- IV. Danny Jake/Hallowell Cluster – 6/2013
- V. Quigley Bus Service –

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:05pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 13th, 2013.

Respectfully submitted by,

Marcy Meitzler