

HIGHLIGHTS

A motion to recommend approval of the June 13th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Sarker, based on Mr. Sartor's approval, to recommend to the Board of Supervisors and Zoning Hearing Board that a variance be granted for relief for the storm water management for the Berwind II Subdivision. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend authorization from the Board of Supervisors for Mr. Garner to proceed with the Sketch Plan Ordinance and to advertise for a public hearing. Norton-Aye, Sarker-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 8:25pm. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-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, Neil Sarker, Tom Wynne, Ed Reitz, Bill Zern, Carl Adams, Debie Pishock, also in attendance; John Sartor from Gilmore & Associates, Supervisor Stasik, Solicitor Charles Garner, Meredith Curran from MCPC, and 6 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 June 13th, 2013, no changes were given.

A motion to recommend approval of the June 13th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Norton. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt.100/Grosser Road – revised plans submitted for review.

Wilkinson Associates – Berwind II (71 Lots, Smith Rd. & Middle Creek Rd.) Mr. Gibson & Mr. Sodl were present to discuss revisions to the plan addressing the concerns/issues in Mr. Sartor's review letter and also briefly outlined their waiver requests. Mr. Sodl requested an additional waiver for relief of required sidewalks of both sides of street to be reduced to one side which is consistent with Cobblestone Drive, Mr. Wynne didn't think the members had a problem with that as long as the cart width is 30' and the roadway is 60'. Mr. Sodl requested a waiver for trees and buffering, Mr. Garner stated this would be a complete tree and tract perimeter waiver, Mr. Wynne stated that if you are going to remove trees we would like them replaced somewhere whether it be in the park or other areas, Mr. Sodl replied we could put them on certain properties in buffering situations, we are probably looking at a dozen trees. Mr. Gibson suggested doing a tree count and place the trees in other areas. It was agreed that a tree count would be submitted by Mr. Gibson. Mr. Sodl stated that basins 1 & 2 are on separate lots, basin 2 is an easement behind lots 56, 57, 58, and 59, Mr. Wynne had concerns with putting the basins on three different lots, Mr. Sartor asked if it could be made open space, Mr. Sodl will look at it however it might cause 3 lots to be under minimum size. Ms. Pishock asked if this development will have their own HOA

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or Cobblestone Crossings HOA, Mr. Sodl replied they will have their own HOA. Mr. Sodl stated that the entry points will have illuminated lighting. Mr. Wynne stated that we will be asking for some sort of interior lighting, Mr. Reitz added that people walk in the evening so lighting is needed, Mr. Sodl that he will look into what lighting is in the Cobblestone development. Mr. Sodl asked where the P/A would like to terminate the sidewalks; the P/A members would like to see sidewalks extended to the next property line for future development. Mr. Wynne made a request to widen Smith & Middle Creek Road, there is no widening shown, Mr. Sartor commented that you can request the cartway to be widened, maybe a pavement topper at Middle Creek widening at the entrance at the minimum. Mr. Wynne talked about the possibility of a stub road off of the cul-de-sacs to Smith or Congo Road stating that it would be poor planning if we do not consider it. Mr. Haring had concerns with water being piped from this development onto his property shown in the plans, Mr. Sodl would be seeking zoning variance for relief as far as the floodplain ordinance involving raising Middle Creek Road 1-1/2', this would also allow depth to put larger pipes in to drain to a proposed big box culvert to manage storm water, we are looking to have a favorable recommendation for this variance from the Planning Agency.

A motion was made by Mr. Reitz, seconded by Mr. Sarker, based on Mr. Sartor's approval, to recommend granting a variance, for zoning relief of the Floodplain Ordinance for the Berwind II development for storm water management, to the Zoning Hearing Board and the Board of Supervisors. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Mr. Sodl stated that the 23 acres on the other side is not to be developed there is a possibility of being dedicated to the Township, it will be deed restricted for no development. Mr. Wynne asked Mr. Sodl to submit a list of waivers for the next meeting.

Clover Hill – John Backenstose, R-1 Niantic Rd, revised plans submitted for review.

Quigley Bus Service – Waiting for preliminary plan revision submittal.

Danny Jake/Hallowell Cluster-Revising development plan.

Workshop Items

(ACTIVE)

- a. "Green Building" Ordinance (Reitz, Wynne, Pishock) – Riparian Buffers – August Meeting.
- b. Floodplain Ordinance – Correspondence from MCPC dated 5/28/13 and 5/31/13 and correspondence from Chuck Garner dated 6/3/13 and 6/6/13 for review to be discussed at August Meeting.
- c. Sketch Plan Ordinance (Wynne, Zern, Reitz) – Memo & existing ordinance language from Chuck Garner dated 7/8/13. The P/A agreed to make Mr. Sartor's recommended additions to Section 302 of the Sketch Plan Ordinance.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to make Mr. Sartor's recommended additions to the Sketch Plan Ordinance Section 302 and recommend authorization from the Board of Supervisors for Mr. Garner to proceed with the Sketch Plan Ordinance and to advertise for a public hearing. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

(INACTIVE)

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

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated the discussions were ongoing on updating the Comprehensive Plan.

Public Comment

No public comment was given.

Planning Agency Discussion – Municipalities Planning Code

Mr. Garner's topic of discussion was waivers and fee in lieu of. Waivers are basically modifications of the SALDO requirements that the Board of Supervisors may or may not grant. Fee in lieu of is what some municipalities would accept funds instead of required curbing, sidewalks etc; SALDO requirements could be negotiated, however you would still need a formal waiver with a condition of a fee in lieu of. There are two exceptions, open space funding and park and recreation funding. Next month's topic of discussion will be of Mr. Garner's choice.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 9/12/13
- IV. Danny Jake/Hallowell Cluster – 11/20/2013
- V. Quigley Bus Service – 6/15/2014
- VI. Wawa – 10/10/13

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:25pm. Norton-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 8th, 2013.

Respectfully submitted by,

Marcy Meitzler