

HIGHLIGHTS

A motion to recommend approval of the August 8th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Reitz-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz on the recommendation by Mr. Garner to recommend to the Board of Supervisors to deny the Pineville Properties/Wawa Land Development Plan unless the developer submits a request for review extension. Reitz-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:40pm. Reitz-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: Ed Reitz, Tom Wynne, Carl Adams, Debie Pishock, also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Eric Jarrell from MCPC, and 16 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 August 8th, 2013, no changes were given.

A motion to recommend approval of the August 8th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Reitz-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Wilkinson Associates-Berwind II (71 lots, Smith Rd. & Middle Creek Rd.) Zoning Hearing Appeal decision continued on 9/24/13 final hearing scheduled for 10/3/13. Revised plan submitted for review and waiver requests. No representation at meeting.

Clover Hill – John Backenstose, R-1 Niantic Rd, waiting for draft land use settlement agreement. No representation at meeting.

Quigley Bus Service – Waiting for revised preliminary plan submittal. No representation at meeting.

Danny Jake/Hallowell Cluster- Rick Mast was present to go over the waiver requests they are as follows: Section 303.1.D Drafting Standards, Section 305.4 Existing Features, Section 407.1D Horizontal Curvature (Street Alignment), Section 411.H Stormwater Detention Requirements, Section 411.I Stormwater Drainage System Design Requirements, Section 420.3 Buffer Plantings, Section 420.5 Additional Planting, Section 424.1 Sidewalk Location, Design and Construction. The Planning Agency commented that they would like to wait for Mr. Sartor's and Mr. Jarrell's official reviews before any decision is made on the waivers. Floodplain calculations were attained.

Pineville Properties – Proposed Wawa Rt.100/Grosser Road – Waiting for plan revision for the POA Study per PennDot & MCPC. Mr. Kerns and Mr. Graph gave a review of the meeting between Pineville, the Supervisors, and PennDot. PennDot wanted to see the possible road connections on the plans. Mr. Graph showed the potential roads on a proposed potential road layout grid; this will be attached as part of the Master Plan Agreement. As far as the waivers Mr. Graph felt that the Master Plan will help solve the major zoning issues. Mr. Williams, the traffic engineer from McMahan Associates, indicated that Phase I of this plan will be a proposed right in/right out, proposed separate left turn lanes and widening Grosser Road on the Wawa side of the road. Phase II proposes a connector road added to benefit the overall traffic for the whole community not just Wawa. The traffic study was done while school buses were in operation. Mr. Graph stated that there will be an interior sidewalk with a bituminous walking path

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connecting the Summer Hill Development to the Wawa site, oversized parking of three 12'x50' stalls for attached trailers or landscaping trailers, and two diesel fueling spots for a total of five oversized spots. The Planning Agency felt that this was not enough oversized parking spaces and Mr. Hunter questioned why they did not use more of the available acreage for this plan. Mr. Kerns stated that Wawa does not want to become a truck stop; they want easy traffic flow in and out of the parking areas. Overall the P/A had concerns with trucks parking along the interior roadways because it will become a parking enforcement issue. Mr. Wynne asked to please take one more look at the Planning Agency's parking concerns. Wawa wanted to set up a meeting with Mr. Sartor & Mr. Graph to discuss engineering issues and will address this meeting request with the Supervisors.

Gambone – Holly Road – Mr. Kennedy stated that Mr. Gambone owns 52 acres next to the Giant on Holly Road that is zoned M-1 Office & Light Industrial they feel this is ideal for mixed use residential and retail to compliment Giant. This would blend in with Giant by having a combination of single family detached, single family attached, and small retail areas (bank or drive-thru retail), this would also provide approximately 25 acres of open space for recreational purposes. Mr. Kennedy is looking for feedback/input from the P/A on a proposed overlay ordinance for this sketch plan proposal. Mr. Reitz had concerns for the traffic impact on Route 100 and Ms. Pishock has concerns with the possible traffic impact on Bartman Avenue, the P/A asked to possibly relocate townhomes to buffer between the retail and single family homes. Overall the P/A liked the concept and Mr. Wynne asked for Mr. Kennedy to work with Mr. Garner and MCPC on the proposed ordinance.

Gambone – Donnelly Tract – Mr. Kennedy that the Donnelly Tract is 85 acres, proposed plan is for 49 lots and 60 acres of open space that wraps around existing Township space open. The developer is looking to make the lots cluster zoning with the average lot size of 12,000 square feet, with proposed recreational improvements that consists of a trail connecting to an existing park with a connecting sidewalk system for residents. There were concerns that these smaller lots would create more zoning hearing for setback relief for decks, pools, etc, Mr. Wynne suggested that maybe the ordinance could have language entailing the specifics on small lots. Mr. Course of Penny Lane suggested reconfiguring some lots so that the homes would not be facing backyards because there would be no privacy on some of these lots. Mr. Kennedy stated that they will look at that issue. Basically the P/A liked the plan concept; Mr. Wynne suggested that Mr. Kennedy work with Mr. Garner and MCPC on the proposed ordinance.

Workshop Items

(ACTIVE)

- a. "Green Building" Ordinance (Reitz, Wynne, Pishock) – Riparian Buffers – October 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 October Meeting.
- c. Sketch Plan Ordinance (Wynne, Zern, Reitz) – Recommended to BOS at 7/15/13 meeting for authorization for Mr. Garner to proceed with advertisement – BOS tabled decision until September meeting.
- d. Revitalization Committee/Traffic Issues/Market Street (Sarker, Wynne, Zern, Reitz)

(INACTIVE)

- e. Lighting

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Wednesday August 28th meeting cancelled. Next meeting scheduled Wednesday, September 25th.

Public Comment

No public comment was given.

Planning Agency Discussion – Municipalities Planning Code

Mr. Garner will present a topic at the October P/A meeting.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 12/12/13 (BOS Approved Review Extension Request)
- IV. Danny Jake/Hallowell Cluster – 11/20/13
- V. Quigley Bus Service – 6/15/14
- VI. Wawa – 10/10/13

Mr. Garner recommended that the Planning Agency make a recommendation to the Board of Supervisors that they deny the Pineville/Wawa Land Development Plan unless the developer submits a request for review extension.

A motion was made by Mr. Wynne, seconded by Mr. Reitz on recommendation by Mr. Garner to recommend to the Board of Supervisors to deny the Pineville/Wawa Land Development Plan unless the developer submits a request for review extension and the Board of Supervisors approve. Reitz-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:40pm. Reitz-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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

Respectfully submitted by,

Marcy Meitzler