

January 9th, 2014 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M.

Members in attendance were: Gail Norton, Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, and Carl Adams. Also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Meredith Curran from MCPC, Pete Hiryak, Supervisor Stasik and 1 resident.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that Debie Pishock was reappointed to the P/A for a four-year term, Mr. Garner was reappointed as the Planning Agency Solicitor, and Gilmore & Associates was reappointed as Township Engineer and Traffic Engineer.

At this time Mr. Wynne handed the meeting over to Solicitor Garner for the reorganization of the Planning Agency. Mr. Garner asked for nominations for the Chairman of the Planning Agency, Mr. Reitz nominated Tom Wynne for Chairman, no other nominations were given.

A motion was made by Mr. Reitz to appoint Mr. Tom Wynne as Planning Agency Chairman, seconded by Ms. Norton. Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed unanimously.

Solicitor Garner asked for nominations for Vice-Chairman of the Planning Agency, Mr. Adams nominated Ed Reitz for Vice-Chairman of the Planning Agency, no other nominations were given.

A motion was made by Mr. Adams to appoint Mr. Ed Reitz as Planning Agency Vice-Chairman, seconded by Ms. Norton. Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed unanimously.

Solicitor Garner closed the reorganization portion of the meeting and turned the meeting over to Chairman Wynne.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of December 12th, 2013, no changes were given.

A motion to recommend approval of the December 12th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Abstain, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt. 100/Grosser Road – Nothing new to report.

Wilkinson Associates-Berwind II – Preliminary/Final Land Development Plan (Phase I Only).

Clover Hill, John Backenstose – R-1 Niantic Rd., waiting for draft land use settlement agreement.

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal.

Danny Jake/Hallowell Cluster- Awaiting Final Plan submittal.

Gambone Development Co – Sketch Plans/Proposed Overlay Ordinance, Holly Road and Sketch Plan /Amended R-1 Ordinance, Donnelly Tract, Middle Creek Road.

Trinity EC Church – Sign Proposal, Zoning Hearing Board Appeal. Trinity E C Church must request a zoning hearing appeal for a proposed lighted sign, the church already has several existing signs on the property any additional signs would put them over the allowed percentage of coverage. Mr. Wynne wants to discuss signage at the February workshop.

Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township- Mr. Sartor gave a brief overview of the meeting held at New Hanover Township stating that this development is proposing 141 Single Family homes, 620 Townhomes, 135,000 square feet of General Office space, and 188,000 square feet of General Retail space. This development is located along Swamp Pike between Township Line Road and Charlotte Street. The applicant is proposing to proceed with phased construction, Phase I will consist of two (2) sections; the first section will contain approximately 80 homes and will access Township Line Road, the second section will also contain approximately 80 homes and will access Swamp Pike approximately 500' south of Dotterer Road. Mr. Sartor asked for any concerns or input from the P/A. The P/A had major concerns with the traffic impact and wants to be involved with accesses to Rt.73 and Rt.100. Mr. Sartor stated that the estimated trip count is 6900 vehicles per day.

Mr. Garner stated that PennDot would have input into what accesses would be allowed; the manager stated that he would reach out to New Hanover Township so that Douglass Township could be involved in this process.

Ordinances

Riparian Corridor Conservation Ordinance – Final Draft to P/A & MCPC Discussion with BOS on 3/3/14.

MS4 Stormwater Management Ordinance – Mr. Sartor gave a brief overview of the MS4 Stormwater Management Ordinance stating that this ordinance is mandated by DEP to be adopted by each Municipality by March of 2014. However it does not supersede our Swamp Creek Watershed Act 167 Plan, rather it compliments Swamp Creek Watershed going hand in hand and provides additional controls and guidance outside of the Act 167 Plan area. The P/A wanted the proposed ordinance to remain consistent with the Swamp Creek Watershed Act 167 Plan regarding the minimum starting threshold of 1000SF.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval of the MS4 Stormwater Management Ordinance to the Board of Supervisors with the condition that the minimum starting threshold remains 1000SF as in the Swamp Creek Watershed Act 167 Plan. Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Signage Ordinance – February workshop at 6pm.
- b. “Green Building” Ordinance (Reitz, Wynne, Pishock)
- c. Floodplain Ordinance
- d. Sketch Plan Ordinance
- e. Revitalization Committee/Traffic Issues/Market Street

(INACTIVE)

- e. Lighting

Pottstown Metro Regional Planning Commission Update – Next meeting 1/22/14.

Public Comment

Mr. Wynne asked to start placing the Municipalities Planning Code discussions on the agenda again for Mr. Garner to explain certain topics within the Planning Code. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II
- IV. Danny Jake/Hallowell Cluster – 2/18/14
- V. Quigley Bus Service – 6/15/14
- VI. Wawa – 2/18/14

A motion was made by Mr. Reitz, seconded by Mr. Sarker to adjourn the meeting at 7:35pm. Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 13th, 2014.

Respectfully submitted by,
Marcy Meitzler