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The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M. Members in attendance were: Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Meredith Curran from MCPC, Pete Hiryak, and 6 residents and/or 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 January 9th, 2014, no changes were given.

A motion to recommend approval of the January 9th, 2014 Planning Agency minutes was made by Mr. Zern, seconded by Mr. Reitz. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Abstain. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt. 100/Grosser Road – BOS granted preliminary plan approval.

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

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- BOS granted preliminary plan approval.

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 3/18/14. 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 stated that tonight's workshop discussion was signage and based on those discussions the P/A felt that the proposed sign request of the Trinity EC Church was within the scope of what is permitted within the Township.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors and Zoning Hearing Board that a variance be granted to Trinity EC Church, based on the information provided to the P/A, for construction of a proposed v-shaped, double faced, freestanding electronic LED sign 12' 3" in length, 64.4 square feet on the east side of the property. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

1500 E. Philadelphia Ave (the Corner Shop) – Mr. Kennedy represented property owner Mr. Ed Emery to introduce a proposal for a combination convenience store with gas pumps and a bank pad on the corner of E. Philadelphia Ave and Gilbertsville Road. Mr. Emery owns two parcels of land at that corner. Turkey Hill is very interested in upgrading their store with fuel pumps on this property. There was a previous proposal several years ago to place a Rite-Aid at this site. Mr. Kennedy said that the major intersection needs some work but a possible solution would be to create a traffic circle like the one in Zieglerstown which he said allows the traffic to flow very well and also would fulfill Act 209 improvement requirements. The convenience store with gas pumps would be the gateway to the Township. The property is currently zoned Limited Commercial and a bank and fuel sales are not permitted in the zoning district. The P/A had concerns with the traffic backup, with ingress and egress to Philadelphia Avenue and Gilbertsville Road; currently it is already a very busy road and also members were hesitant of gas pumps being the gateway to the Township. Ms. Curran suggested making the bank the gateway to the Township. Mr. Kennedy asked the P/A if another use would be better than gas pumps, they suggested that maybe a larger use would be better and it would possibly change it to one use without a bank. Mr. Reitz said with the 700 home development coming in New Hanover it already will have

major traffic issues. The P/A was in favor of smaller traffic uses or one larger use, the traffic is the main issue. Ms. Curran suggested using the Regional Planning Market Assessment Report which lists underserved uses. Mr. Kennedy will look into the possibility of other uses for this parcel.

Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township- Mr. Wynne asked if anyone contacted New Hanover Township to request that we be involved in this development. The manager stated that New Hanover referred him to Solicitor Bauer. The manager requested notification of future scheduled meetings. Mr. Kennedy stated that he was involved with THP Properties in the early stages of this subdivision and it has approval for the first phase of development, it has since been taken over by another developer and may have modifications however Mr. Kennedy said he would be willing to reach out to the new project manager and New Hanover on behalf of Douglass Township. Mr. Garner urged the Township to get involved as this development impacts Douglass Township directly. The manager will again contact New Hanover Township.

Pineville Properties – Wawa Rt.100/Grosser Road – Board of Supervisors granted Preliminary Plan Approval. Mr. Sartor informed the P/A members that he just received a letter from Fran Haney of PennDot suggesting that the Township further review a pedestrian crosswalk at Rt.100 & Grosser Road because PennDot considers Wawa a pedestrian crossing store and wants Wawa to include a walkway; the Township does not want a pedestrian walkway on Rt.100. Mr. Wynne and Mr. Reitz asked Mr. Garner for his opinion; Mr. Garner said that you have to look at what is the best protection for the Township. Mr. Garner said that since this request was just brought up now by PennDot he will have to look into the liability issue, however the manager stated that the PennDot pedestrian crossing request will go before the Supervisors at the next meeting on Monday March 17th, 2014.

Ordinances

Riparian Corridor Conservation Ordinance – Proposed Ordinance is before the Board of Supervisors.

MS4 Stormwater Management Ordinance – Proposed Ordinance is before the Board of Supervisors.

Workshop Items

(ACTIVE)

- a. Signage Ordinance – April workshop at 6pm, Ms. Curran will have additional information.
- b. “Green Building” Ordinance (Reitz, Wynne, Pishock)
- c. Sketch Plan Ordinance
- d. Lighting

(INACTIVE)

- e. Revitalization

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that PMRPC held their reorganization meeting. The grant was approved for the Circuit Rider; the next step is to find the right qualified person for the position. Ms. Curran said that the Comprehensive Plan Map has been updated, there are fewer land use categories and some labels have changed. Each Municipality should review the map to see if any corrections or changes should be made. Copies of the proposed land use categories were distributed to the P/A for review.

Public Comment

No public comment was given.

Municipalities Planning Code Topic – Mr. Garner did not have a specific topic, Mr. Wynne asked members to think of a topic for the next P/A Meeting on April 10th.

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Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II
- IV. Danny Jake/Hallowell Cluster – 4/21/14
- V. Quigley Bus Service – 6/15/14
- VI. Wawa – 4/21/14

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

The next Planning Agency Meeting will be held on April 10th, 2014.

Respectfully submitted by,
Marcy Meitzler