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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: Gail Norton, 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, Supervisor John Stasik, Pete Hiryak, and 12 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 March 13<sup>th</sup>, 2014, no changes were given.

A motion to recommend approval of the March 13<sup>th</sup>, 2014 Planning Agency minutes was made by Mr. Zern, seconded by Mr. Reitz. Norton-Abstain, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

### **Subdivisions and Land Developments**

***Pineville Properties*** – Proposed Wawa Rt. 100/Grosser Road – Chris Williams was present to discuss the pedestrian crosswalk on Rt.100. Mr. Williams stated that PennDot would like the Township to reconsider the crosswalk. Mr. Williams stated that 66% of crashes are vehicles running red lights, there are no bus routes or transit routes in this area, Mr. Wynne stated that personally he is not in favor of a crosswalk at that area; Mr. Reitz added that it would be a liability either way and it would not serve many people, it would be difficult to make it ADA compliant, the grade would have to be redone and when the road is widened and turning lanes go in it would take one minute to cross all lanes. The P/A was in favor of requiring the developer to post additional signs prohibiting pedestrian crossing at this area.

A motion was made by Mr. Zern, seconded by Mr. Wynne to recommend to the Board of Supervisors that the developer provide no pedestrian crossing signs approved by the Township Engineer to be placed at the Wawa site. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Nay. Motion passed.

***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. To be discussed at May's meeting.

***Trinity EC Church*** – Sign Proposal, Zoning Hearing Board Appeal 3/18/14. Granted with conditions.

***Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township***- No new information.

***1500 E. Philadelphia Ave (the Corner Shop)*** – Zoned LC, John Kennedy Development Proposal. Mr. Emery was present and advised the P/A that he and a representative from Turkey Hill would be present for the May Planning Agency meeting.

***Danny Jake Corporation, Zern Tract*** – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, Preliminary Development Plan Submitted.

### **Ordinances**

***Rt. 100 Overlay District Ordinance Amendment*** – letter from Chuck Garner dated 3/31/14. Ms. Curran stated that the amendment would contain Section j. Site Access and Roadways – 1) Market Street: Development of the proposed Market Street shall be generally in accordance with the alignment recommended within the PA 100 Modified Point of Access Study (November 2013). The recommended alignment connects the proposed Market Street with Grosser Road in the south, intersects with Jackson Road and terminates at Philadelphia Avenue, across from Bartman Avenue in the north.

(2) Route 100 Access Roads: new roads within the Overlay District taking access from Route 100 shall be in accordance with the access locations and road design guidelines recommended within the PA 100 Modified Point of Access Study (November 2013). Any new road taking direct access from Route 100 shall be a public road and shall provide a direct connection between Route 100 and the proposed "Market Street" or another public road.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the Board of Supervisors for the Route 100 Overlay-Non Residential Districts Amendment with Section 2604 letter J. – Site Access and Roadways (1) Market Street, (2) Route 100 Access Roads added. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

*Point of Access Study Resolution* – letter from Chuck Garner dated 3/31/14. A resolution adopting the recommendations contained within the PA Modified Point of Access Study (November 2013) for the alignment of the proposed Market Street and the location and design of new access roads to Route 100.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the Board of Supervisors for a resolution adopting the recommendations contained within the PA 100 Modified Point of Access Study (November 2013) for the alignment of the proposed Market Street and the location and design of new access roads to Route 100. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

*Rt. 100 Corridor Master Plan Agreement* – Chuck Garner Review dated 3/31/14. This agreement addresses the development of parcel A, (the Wawa tract 2.8 acres); parcel B, (the Moore Tract 21 acres); the location and deed of the potential connector road (60ft. connector road right-of-way location will be determined by mutual agreement), compliance with Master Plan and Future Development of Parcel B with overlay uses and zoning; and public road dedication and maintenance. The parties agree that this agreement and enforcement remedies shall be recorded at the office of the Recorder of Deeds in Montgomery County Pennsylvania.

A motion was made by Mr. Zern, seconded by Mr. Wynne to recommend approval to the Board of Supervisors for the Rt.100 Master Plan Agreement with Mr. Garners changes. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

#### Workshop Items

##### (ACTIVE)

- a. Signage Ordinance – May workshop at 6pm to discuss comments on specific signs.
- b. "Green Building" Ordinance (Reitz, Wynne, Pishock)
- c. Sketch Plan Ordinance
- d. Lighting

##### (INACTIVE)

- e. Revitalization

**Pottstown Metro Regional Planning Commission Update** – DVRPC is working on its Transportation Assets Management Plan and Tools and will meet with each individual Township during the next month. Ms. Curran stated they are working on the job description for the Circuit Rider (Greater Pottstown Regional Park and Recreation Coordinator) to advertise the position, hopefully a selection for the position will be completed by June. There will be a 3-4 week application period.

**Public Comment**

Mr. Wynne announced that the Township Trout Rodeo will be on Saturday, May 3<sup>rd</sup>, 2014.

**Deadline Dates for Subdivision Submittals:**

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II
- IV. Danny Jake/Hallowell Cluster – 4/21/14

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors that they Deny the Danny Jake/Hallowell Cluster Plan unless a 60 day extension of review is requested. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- V. Quigley Bus Service – 6/15/14
- VI. Wawa – 4/21/14

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors that they Deny the Wawa Plan unless a 60 day extension of review is requested. Norton-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 7:50pm. Norton-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 8<sup>th</sup>, 2014

Respectfully submitted by,  
Marcy Meitzler