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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M. Members in attendance were: Gail Norton, 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 May 8th, 2014, no changes were given.

A motion to recommend approval of the May 8th, 2014 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Abstained. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Wawa Rt. 100/Grosser Road – Final Development Plan Resolution, BOS 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. Request for one year plan review extension submitted to BOS.

Danny Jake/Hallowell Cluster- BOS granted preliminary plan approval.

Gambone Development Co – Meredith Curran from MCPC presented to all the P/A members an overview of the Neighborhood Mixed Use Overlay District on Holly Road and an overview of the proposed Cluster Development Amendment Ordinance on Middle Creek Road. Both proposed ordinances are supported by Montgomery County. Solicitor Garner recommended a final draft be presented to the Planning Agency next month. A public hearing can then be advertised so that a vote can be taken at the July meeting for the proposed ordinances to be presented to the Board of Supervisors.

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

1500 E. Philadelphia Ave (the Corner Shop) – Bill Weiss from Turkey Hill, Ed Emery-owner of property, and Nelson Burnett, Real Estate Representative for Turkey Hill were there to discuss feasibility of placing a Turkey Hill Minute Market with gas pumps at this location. Conceptual drawings were presented to members. Mr. Weiss stated that the current Turkey Hill, which has been in Douglass Township for 34 years, is outdated and has no gas pumps. He believes a new building would be a benefit to the community. The building will be very similar to the one located at Eagleville and Ridge Pike and will be 4600 sq feet with 35 parking spaces and 6 gas pumps and be open 24 hours. The landscape design will welcome people to Douglass Township as they enter the area. He stated that he feels the driveways are set back far enough off the intersection not to cause congestion at this location. A bank is also proposed on another part of the property. A zoning change in the form of a use variance or an overlay district would be required for the proposed uses on the site. Discussion was held among the members of the Planning Agency regarding the permitted use of this property with the main concern being the traffic congestion that this may cause in an already congested area at rush hours. There were concerns that the exit of the proposed site on Gilbertsville Road near the Post Office would add to the traffic problems. There were also concerns that a buffer would be required separating the proposed uses and the existing residential properties. Comments were made that the presentation/concept was well liked and that any proposed developments will have to deal with traffic improvements. A lot of positive feedback was given but there is much more work to do. Planning Agency is asking for a traffic study to be done and to bring that information back to them at a future meeting. Mr. Weiss stated that he has worked with PennDot on many projects and he would feel confident working with them on this project.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, Preliminary Development Sketch Drawing was resubmitted. This proposal is a work in progress, more information is expected at the next meeting.

Zoning Hearing Board Decisions

- a. King Drive – dimensional variance of the side and rear yard setbacks for construction of an inground pool, Granted – No Conditions.
- b. Rt.100 & Grosser Road, Wawa – zoning relief for height, square footage, and additional directional signs for the exits and fuel stations, Granted – No Conditions.

Workshop Items

(ACTIVE)

- a. Signage Ordinance – Meredith Curran will be presenting a clean copy for the P/A members at the next meeting.
- b. “Green Building” Ordinance (Reitz, Wynne, Pishock)
- c. Sketch Plan Ordinance
- d. Lighting

(INACTIVE)

- e. Revitalization

Pottstown Metro Regional Planning Commission –Update on the Greater Pottstown Regional Parks & Recreation Coordinator (Circuit Rider). After conducting interviews two names have been selected for the position. This person hired will be working with the participating Municipalities including Douglass Township by August/September to bring exposure to the community about existing parks, open space facilities, and rec programs. The coordinator will also assist the Municipalities in obtaining grant money to bring needed improvements to parks and open space properties.

The Pottstown Area Health & Wellness Foundation will sponsor a local park participation competition in July called On Your Park, Get Set, Go. Grant money will be issued by the number of residents visiting the various local parks and voting for their favorite park. The voting will occur by scanning QR Codes or voting online. Information will be posted at the parks and on the website.

Public Comment

Ellen Edman, 37 Gilbertsville Rd. was present to hear the Turkey Hill presentation. She lives directly behind the property at 1500 E. Philadelphia Ave. and also has concerns about the traffic and the buffer between her property and the proposed Turkey Hill and bank. Mr. Wynne thanked her for her input and urged her to attend future meetings.

As requested from MCPC, P/A members received an overview of the Township’s various zoning districts. The Chairman stated that this will be very helpful when the P/A is discussing land development projects in different areas of Douglass Township.

Municipalities Planning Code Topic – Mr. Garner explained the concept of an overlay district within certain zoning districts in the Township. An overlay district would not change the zoning of an existing district but would expand certain uses and options for the development of approved areas of the Township. An Overlay District is used to establish alternative land development requirements within a specific area of a community that may require special attention, such as geography, environmental concerns, or a rapidly developing strip or corridor of land. The overlay

is simply super imposed over a conventional existing zoning district. The overlay consists of a physical area with mapped boundaries and a written text spelling out specific requirements and regulations. Model overlay ordinances are developed with input from the Montgomery County Planning Commission.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II
- IV. Danny Jake/Hallowell Cluster – Preliminary Plan Approval
- V. Quigley Bus Service – 6/15/14

Mr. Sartor informed the P/A that the Boyertown Area School District is planning a building expansion on the school grounds and refurbishing the interior of the old building. Along with this project they are planning a proposed extension to Monroe Street from the Baseball Stadium out to Montgomery Ave. This will not be a public access road but will be private and gated at Montgomery Ave. and used for bus routes, teachers and student drivers during certain hours during the day and during special events. He realizes that Colebrookdale Twp. cannot ask for a review concerning the traffic impact that this may have at the intersection of Montgomery Ave. and E. Philadelphia Ave. since it is in Douglass Township but wanted it brought to our attention.

Mr. Zern made a motion, seconded by Sarker that a letter be sent to the School District requesting a presentation and asking for an impact study to be done for this intersection. Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Zern, seconded by Mr. Sarker to adjourn the meeting at 7:50pm Norton-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 10, 2014

Respectfully submitted by,
Betty Musser