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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Josh Stouch, Bill Zern, Joe Richardson, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, Alan Keiser, Tony Kuklinski, and 6 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 April 14th, 2016, Ms. Dobbs commented that there is a spelling error on page 2 under the PMRPC section, Matt Edmands should be Matt Edmond. No other changes were given.

A motion to recommend approval of the April 14th, 2016 Planning Agency minutes, with the above referenced correction, was made by Mr. Stouch, seconded by Mr. Richardson. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Clover Hill, John Backenstose – R-1 Niantic Rd (to Board of Supervisors for Final Approval). Quigley Bus Service – BOS Denied Variance Extension, Rescinded Denial of Development Plan. (Land Use Appeal Pending, traffic review continuing, staff meeting correspondence dated 4/25/16). Mr. Wynne asked Mr. Hagadorn if he expected the updated traffic study for the June meeting and if so, Mr. Wynne would like the Traffic Engineer Mr. Drummond at the June meeting. Mr. Reitz had concerns of increased traffic on Middle Creek and Wilson Ave and Mr. Wynne commented that on Schlegel and Wilson it would be tough for oversized vehicles to maneuver. Mr. Stouch commented that they just downsized the weight limit on the Countyline Road Bridge and it will be decreased every year as the bridge wears and this is a concern until the bridge is replaced.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2016.

Wynstone Subdivision — New Hanover Township- Meeting - PennDot, MCPC summary notes dated 4/27/16. Mr. Reitz stated that the problem is land acquisition for the intersection improvements. The manager stated that Mr. Emery is willing to do what he has to do for improvements to the intersection on his property. The traffic study has been revised, G&A has not received it yet for review, PennDot and the County will also review the revised traffic study. G&A will provide a cost analysis and timeframe calculations. Mr. Stouch asked if eminent domain will come into play for land acquisition, the manager replied only as a last resort, the intersection involves four properties the Post Office, Bermont Motors, the Corner Shop, and Partners In Cars which is now for sale. Mr. Hagadorn commented that there are smart signals available for \$40,000 each that could help alleviate traffic at E. Philadelphia Ave and Gilbertsville Road.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Staff meeting notes dated 12/1/15 and G&A review of zoning plan dated 12/1/15. Awaiting plan revisions for review. The manager stated that the revised plan is expected soon and the developer asked for a 60 day plan review extension.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the Board of Supervisors for a 60 day plan review extension for the proposed Zern Tract Plan. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Minister Creek LP - Mixed use project - No new information.

Municipal Floodplain Ordinance – Adopted by BOS on 2/16/16, FEMA compliance letter has been received.

Donnelly Tract – 44 lots Middle Creek Road, R-1 Cluster Zoning. G&A review letter & updated waiver request letter dated 5/6/16. Engineer Roulph Graf and Attorney Frank Bartle were present to ask for Preliminary Plan Approval and gave a brief overview of the proposal. Mr. Graf stated that there was a site meeting for the Middle Creek Road improvements they propose to widen Middle Creek Road in front

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of the subdivision so the lanes are 10 feet and 12 feet wide, there will be a 4 foot shoulder along the front of the development, proposed re-striping center of road and road edgings. The P/A discussed; and the developer agreed to install some signage along the shoulder that says, "Share the Road" so that motorists and pedestrians understand the purpose of that shoulder, possible road reflectors, and because the road widening will cause a loss of trees and vegetative buffer the developer is proposing to plant a double row of 2-1/2 inch diameter trees along the road frontage on Middle Creek Road. The P/A discussed their desire to have the development serviced with underground natural gas lines, the developer's engineer said they are exploring the installation of gas lines as there is a neighboring development serviced by natural gas and since they have to dig a trench for the installation of water lines the ground will already be open and available for the installation of gas lines. The developer proposes to provide sidewalks and delineated crosswalks for pedestrians to get around the development and a 20'x40' gathering pavilion with electric, dusk to dawn post lights at each driveway, tree removal has been identified and will be replaced with 2-1/2" trees. Mr. Reitz asked if the pavilion will have soffits to deter kids climbing on them, it was suggested that this should be handled under the HOA and should be constructed with such requirements, Ms. Pishock asked if the pavilion will be lighted, Mr. Wynne suggested this should also fall under HOA requirements, Ms. Dobbs suggested to have lighting and electric outlets at the pavilion for community functions.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval, to the Board of Supervisors, of the updated Waiver Request Letter dated 5/6/16. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to recommend Preliminary Plan Approval, to the Board of Supervisors, on the condition of compliance with the updated Waiver Request Letter dated 5/6/16. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The manager asked Mr. Graf and Mr. Bartle when they expected to bring this proposal to the Board of Supervisor for the waivers approval and the conditional preliminary plan approval, they replied that they would like to come before the Board at the next Board of Supervisors meeting on Monday, May 16th, 2016.

Main Street Financial, 1012 E. Philadelphia Ave – Awaiting revised plan in 2016.

Sign Ordinance – U. S. Supreme Court Case, awaiting update in 2016.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan submittal.

Frain Land Development Plan Phase II – (To BOS for Final Approval). The manager stated that the proposed Clover Hill Plan will also be in front of the BOS for Final Approval.

Mr. Wynne asked for recommendations on what workshop item to work at the next planning meeting.

Workshop Items

(ACTIVE)

- a. Act 209 Study No meeting scheduled
- b. Green Building Ordinance
- c. Zoning/SALDO Updates Gilmore e-mail dated 2/28/15.
- d. Sketch Plan Ordinance

(INACTIVE)

e. Lighting

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f. Revitalization/Montco 2040 Implementation Plan – Application completed & sent to Montgomery County. Ms. Dobbs thought that we would know something by June/July. Ms. Dobbs stated that the MCPC Planning Assistance Contract expires in December 2016. Mr. Wynne stated that he liked the signage that was used on Lewis Road and said asked why a 30' high sign was needed here by Dairy Queen, the signage used on Lewis Road is more attractive and he asked Ms. Dobbs to visit that area to look at the type of signage used in that area. Ms. Dobbs

stated that should would visit that area and she would also review the sign ordinance and see if she

Pottstown Metro Regional Planning Commission Update – Mr. Reitz commented that the application for the TCDI Grant was submitted and we will find out in July/August. The County is looking to have the work done in house for the Traffic Impact Study. A fiber optic company, Gigabit Initiative which is an ultra-high speed broad band system that would use existing cable lines is coming into the area. The six month review is coming up for Justin Keller, the manager will submit his review for PMRPC.

Public Comment

Mr. Hagadorn informed the P/A that funding is available for Automated Redlight Enforcement Program, which would involve grant money for signals, turning lanes, etc. No matching funds are needed by Townships, the application deadline is June 30th, 2016. This could be discussed at a workshop on June 9th. Mr. Wynne suggested that Mr. Hagadorn give a presentation to the BOS first and then we will go from there. The manager asked Solicitor Doll if he could provide a summary letter on the Donnelly Tract for the Board of Supervisors to review prior to their meeting next week..

Deadline Dates for Subdivision Submittals:

could tighten up the language in that ordinance.

- I. Cobblestone Commons Indefinite.
- II. Quigley Bus Service Extension Denied.
- III. Zern Tract May 16th, 2016. (60 day plan review extension recommended)
- IV. Donnelly Tract July 14th, 2016
- V. Main Street Financial 1012 E. Philadelphia Ave May 16th, 2016. The manager stated that Main Street Financial/Catagnus proposal has been dropped, Main Street Financial will be resubmitting a new proposal when they obtain additional properties along Philadelphia Avenue.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to deny the proposed Main Street Financial Parking Lot Plan. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to adjourn the meeting at 7:58pm. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 9th, 2016.

Respectfully submitted by, Marcy Meitzler