

The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M. Members in attendance were: Josh Stouch, Tom Wynne, Ed Reitz, Bill Zern, and Carl Adams. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Peter Hiryak, Maggie Dobbs, Supervisors John Stasik and Alan Keiser, and 13 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag, and asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 9th, 2017. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of the March 9th, 2017 Planning Agency minutes. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Adams-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary/Final Plan submitted 6/2/16. Awaiting Final Plan Revisions.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial. (Land Use Appeal Pending, traffic review continuing).

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2017.

Wynstone Subdivision – New Hanover Township, no new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Preliminary Plan approval granted. Awaiting Final Plan Submission.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal. Mr. Grosser stated that they are addressing the storm water volume by proposing to replace culvert at driveway. He handed out a draft waiver letter for waivers to storm water basin to be 2-1/2 feet deep, emergency spillway, plantings along fence, setbacks, buffering behind building to be a softening buffer. Mr. Hagadorn stated that he needed to review the water infiltration and stated he has no problem with the 2-1/2 feet deep storm water basin/emergency spillway.

PA Medical Cannabis Legislation – no new information.

Holly Road – Neighborhood mixed use on 52 acres. Awaiting Preliminary Plan Submittal.

Turkey Hill – Awaiting new information. .

Main Street Financial – John Aston, awaiting a new plan submission.

Sketch Plan and Riparian Corridor – to BOS for adoption.

Stafy- Smith Road, R-2 (5 residential lots). G&A review letter 4/3/17. Mr. Graf distributed copies of the waiver request letter and explained that the property is located at Smith Road & Huntsville Drive consisting of 10 acres. The developer proposes to have five lots on 3 acres with the Stafy's keeping the remaining 7 acres with their existing house, driveway, and pool. The proposal is to extend the existing cul-de-sac bulb in the development by removing the curbing & adding paving to extend the bulb approximately 800ft. The lots will be R-2 16,000sq. ft. with the largest lot being 41,000 sq. ft. which would contain the surface retention basin, a condensed basin is to be contained on lot 3 and it was suggested that it be put on the deed that the homeowner is responsible for the maintenance of the basin. Mr. Hagadorn stated that the developer should approach Mr. Gibson on the cul-de-sac extension matter now or they will have to wait until the roads are dedicated in Cobblestone Phase III which could take some time for completion, and an operation and maintenance agreement must be signed for the property and recorded. The developer stated that the roads will be public we do not intend to put a road through the Stafy property. Mr. Graf commented that the basin is a naturalized basin with low maintenance requirements, the waiver letter addresses the length of the cul-de-sac, construction of a temporary cul-de-

sac, storm sewer pipe location, landscaping and filtering buffers, there are many existing trees we would like to reduce the number of trees as buffers. Mr. Hagadorn stated that they should contact the Conservation District concerning the groundwater recharge, he will reserve his comments until after the Conservation District is contacted. The developer said that we are in favor of putting something on record for maintenance of the basin and outfall pipe and also the impervious coverage with 1000 sq. ft. per lot. Mr. Wynne said he would like more suggestions on the cul-de-sac issue from the BOS and Engineer. Mr. Hagadorn had concerns with construction vehicles traveling on Mr. Gibsons Development roads before dedication, you must work with Mr. Gibson on this matter. Mr. Wynne asked the manager for input from the BOS and asked the applicants to attend a supervisor meeting.

Moyer/Mooney – Jackson Rd & Rt. 100 Land Development Proposal – Self Storage, Intro of Sketch Plan. Mr. Mooney and Mr. Civitella stated that they currently own other storage facilities on Bartman Ave and Ben Franklin Highway, the facility at Bartman Ave has a waiting list for larger storage units. They presented a rough sketch plan of their proposal without knowing the exact location of Market Street and the future re-alignment of Jackson Road. It will be hard to go forward with this plan without those locations. Ms. Dobbs stated that the last location for the re-alignment of Jackson Road was with PennDot and DVRPC in 2013, Ms. Dobbs showed a map of that location and handed out copies to everyone. Mr. Hagadorn stated that the Market Street location would separate the property creating two separate parcels on that site, and a variance would probably be needed for more parking. Mr. Hagadorn was asked to do a zoning review for a future P/A meeting.

Crossroad – Upper Pottsgrove Sketch Plan 49 Units – information given to P/A Members. Mr. Wynne asked the manager to reach out to Upper Pottsgrove regarding the impact on Cross Road and Rick Road from the proposed development.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA – No Workshop scheduled.
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions– Workshop TBA

(INACTIVE)

- d. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Discussions involved the pending DVRPC Traffic Study and they are finishing up the Regional Trail Study. MCPC-Bike Montco was discussed for proposed bike lanes in the County. A survey went out and a study is being performed for biking improvements in the County. Surveys will be sent to P/A members for their input.

Public Comment

Mr. Wynne asked to add the Landscaping Ordinance to the workshop active list. Mr. Hagadorn stated that the County told Wawa to rip out the storm water basin area on their property because it doesn't drain properly, they want more plantings and amended soils installed in the basins, additionally there are wet ponds in Cobblestone and in Douglass Estates, there is a problem with storm water drainage in Montgomery County. Mr. Wynne stated that we must re-think this process with basins. Mr. Hagadorn suggested to have a meeting with the Conservation District. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – Awaiting Final Plan

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- IV. Graterford Properties – Indefinite
- V. Stafy (Smith Road) – July 2017
- VI. Gilbertsville Veterinary Hospital Expansion – June 2017

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:25pm. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 11th, 2017.

Respectfully submitted by,
Marcy Meitzler