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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: 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, Supervisor Alan Keiser, and 5 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 June 8th, 2017. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Ms. Pishock to recommend approval of the June 8th, 2017 Planning Agency minutes. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

Zoning Hearing Board – Moyer/Mooney Storage Facility Application, Rt.100 & Jackson Rd, a hearing is scheduled for 8/01/17. Mr. Civitella addressed the P/A with a narrative for the variance relief requests involving the proposed storage facility. Zoning Section 1201.3B – requesting a variance to allow the placement of an outdoor storage area for parking of recreational vehicles, to be placed along the southern property line at the rear of the proposed self-storage facility without having to construct a full height enclosure, Section 1204.D.1.b – requesting a variance from having to provide a 100 foot setback for a loading zone, Section 1205.2 – requesting a variance from having to provide water and sewer to this site, Sections 2502.5.B and 2502.7.A – requesting a variance from having to meet the requirement to provide one (1) parking space for every 600 sf of building floor area and from having to provide an area of “reserved” future parking, and Section 2502.7.C – requesting a variance from having to provide an unloading area for each group of building.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the Board of Supervisors and the Zoning Hearing Board for the variance requests listed in the zoning hearing application. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-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 – (Land Use Appeal Pending, Traffic Impact Study received 5/1/17 - G&A review dated 6/1/17 – Trip generation methodology handout). Request for staff meeting. Mr. Hagadorn stated that a staff meeting has been requested with members of the Planning Agency, BOS, and Staff not to be held before July 27th, 2017. P/A members agreed that improvements to Schlegel Road and Swamp Creek Road must be up front and not in phases, Mr. Hagadorn stated that they are asking for the fees to be phased.

A motion was made by Mr. Wynne, seconded by Mr. Reitz for approval by the Board of Supervisors for a staff meeting between Quigley Bus Service representatives, Planning Agency members, BOS, and Staff not to be scheduled before July 27th, 2017. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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

Wynstone Subdivision – New Hanover Township, e-mail from Sandy Koza 6/15/17. Mr. Hagadorn stated that they might be discussing waivers at the August meeting.

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.

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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, P/A recommended approval of Waivers and Land Development Plan (to BOS).

PA Medical Cannabis Legislation – Newspaper article dated 6/20/17. Ms. Dobbs stated that the State announced the list of the 12 companies who received permits to grow medical marijuana in PA, the only two in the Southeast Pennsylvania Region are in Berks County. Distribution Permits have also been discussed but not yet announced. Mr. Wynne commented that ordinances and regulations were adopted by some Counties, Ms. Dobbs added that the State has requirements in place and can be reviewed if necessary.

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.

Stafy- Smith Road, R-2 (5 residential lots). Revised plans received July 2017 (reviews pending). Mr. Hagadorn stated that he has reviewed plans, 6 lots with 2 basins and recommends that Ms. Dobbs review the revised plans for the County. G&A and MCPC review letters and possibly Preliminary Plan Approval recommendation will be on the agenda for the P/A in August 2017..

Moyer/Mooney – Jackson Rd & Rt. 100 Land Development Proposal – Self Storage, ZHB Application and G&A 2nd zoning review dated 5/25/17. Zoning Hearing date 8/1/17.

Derr – Congo Niantic Road – Annexation (reviews pending). Mr. Aston was representing Mr. Derr and stated that Ernest Derr has a garage and two single family homes on Congo Road, they are requesting 3 separate lots with 1 house, 1 house, and the garage on its own. The garage is already zoned commercial. Mr. Hagadorn stated that it needs a legal review and he would like a meeting with the zoning officer about the 2 acre zoning. Mr. Doll commented that this 3 lot proposal would make the property less non-conforming.

Mr. Wynne stated that tonight the MS4 Pollutant Reduction Plan was discussed and he would like to wait until the fall for the signage and landscaping workshop. Mr. Hagadorn reviewed the following elements of the MS4 PRP Plan; public participation, maps, pollutants of concern, determine existing loads for pollutants of concern, select BMPS to achieve reduction, identify funding mechanisms and identify responsibility for operation and maintenance of BMP's. A report will be given to the BOS in August/September 2017.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – Fall Workshop
- d. Landscape Ordinance – Fall Workshop

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz said that the discussions involved the re-purposing of schools and churches and recommendations for uses.

Public Comment

Mr. Hagadorn felt it might be helpful to look into the Turnback Program that the State offers and possibly using this program for the Turkey Hill re-alignment. Right now PennDot has the control

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of the roads in that area but if we take back the maintenance of the road we could realign and redesign it with our vision as far as the right-of-way, this would benefit the Township and it is an option without condemning land. Maybe we should take it out of PennDot's control and have developers redesign it. Manager Hiryak stated that years ago the Township took over 15 miles of road from PennDot and received $\frac{3}{4}$ of a million dollars, right now we receive \$3800 for the Winter Maintenance Agreement with PennDot for Gilbertsville Road. We did not take back Gilbertsville Road because of drainage issues, the County also offered Swamp Pike to Douglass, New Hanover, and Limerick but the other Townships did not want their portions of Swamp Pike so the take back did not happen. Henry Road & Paper Mill Road Bridges will be repaired and turned over to the Township. Mr. Hagadorn added that PennDot does however take over traffic signals & maintenance of certain signals. 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
- IV. Graterford Properties – Indefinite
- V. Stafy (Smith Road) – September 2017
- VI. Gilbertsville Veterinary Hospital Expansion – August 22, 2017 (to BOS for Preliminary Plan Approval)
- VII Derr Annexation – September 2017

A motion was made by Mr. Reitz, seconded by Mr. Richardson to adjourn the meeting at 7:37pm. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 10th, 2017.

Respectfully submitted by,
Marcy Meitzler