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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, Tom Wynne, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, Supervisor Alan Keiser, and 10 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 November 8th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the November 8th, 2018 Planning Agency minutes. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Mr. Wynne commented that the 2019 Meeting Dates have been approved by the Board of Supervisors.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers.

Quigley Bus Service – (Land Use Appeal Pending) Staff/Engineering meeting held 8/9/18. Will attend a future P/A meeting.

Danny Jake/Hallowell Cluster- Awaiting Final Plan Submittal (Possible Plan Revisions Pending).

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. Lenape Engineering E-mail dated 12/11/18. Mr. Smeland was present and stated that they are close to being ready for construction. Preliminary approval was granted for this project. We are requesting final approval of Phase I which includes the portion of the development on the Zern Market side of the property. Emergency access was discussed in depth with the Township. The applicant has obtained an emergency access easement through the ambulance property, the Planning Module has been approved (sewer capacity), the Water Quality Permit for the sewer interceptor has been obtained. We are in the final stages of approval with Aqua America for the water line extension, and with BMMA for the sewer design. We have obtained all General Permits from DEP, and will be receiving the NDPES Permits shortly from MCCD, and have secured cross easement with Gambone to replace the emergency access culvert and we have provided Gambone with the easements that they would need to install Market Street in the future. Zoning Issues and Comments: #1 Common Open Space Elements – Walking trail throughout to Road A will now be pervious pavement, #7 Floodplain Issues – all General Permits have been secured, #11 Traffic Impact Fee (236 units rather than 240) \$339,293.02. #12 the plan has been revised to relocate the HC space to park area, all other items from this comment have been discussed/approved by the P/A. #13 Legal Descriptions (working on these with Josh). #15 Landscaping(will discuss in more detail), SALDO Issues: #2 We are very close to obtaining the E&S and DPDES Permit, #3&4 Roadway Horizontal Curve Radius of 150 feet and Section 408.7 Curb Radii – There are no instances on the plan were the horizontal curve of the road will be less than 150 feet. In this case, a lesser radius is desirable and acceptable for the low speed roadways provided by this development. The turning plans have been reviewed and approved by emergency services. The waiver has been granted. Revision Section 414.2B – Driveway setbacks from Centerlines of Intersections – the ordinance requires a 100 foot setback distance from the centerline of an intersection to the centerline of a proposed driveway in the vicinity of a road intersection. The plan has been revised to provide approximately 67 feet, rather than 100 feet. We believe that the 67 feet provides adequate room for cars to back out of the driveways and not create a safety hazard. When we asked for the waiver at preliminary we were anticipating providing 70 feet. #10 Existing Trees – The Tree Assessment Plan has been added to Sheet 28 and depicts the number of replacement trees that will be required on this site.

A total of 182 replacement trees are required. An excess of basin trees and stream buffer trees have been provided to offset the number of replacement trees. The plan currently has a deficit of 121 replacement trees that could either be added to the site, or provided to the Township as a fee-in-lieu. #11 Buffering –50' required softening buffer on one side & filtering buffer on other side, also Market Street softening buffer, a retaining wall along Road A, Ms. Dobbs suggested planting native shrubs at retaining wall. There was a brief discussion on whether to plant the trees in the park or fee-in-lieu.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to recommend a fee-in-lieu of for the 121 trees listed in the Tree Assessment Plan. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCcco-Aye. Motion passed.

#13 Lighting - Met-Ed, we have a new fixture that we would like to discuss. Also, we would like to discuss some flexibility in the bollard lights. Possibly using street lights, or possibly using very low to the ground type lights (landscaping lights). Met-Ed installs the lights and the HOA pays the electric bill, however they do not install LEDs. A waiver for non-LED lights, we could leave it flexible to change out tops on lights when Met-Ed does install LED lights and the HOA would be paying. The P/A agreed to leave it flexible with the lights. Mr. Smeland asked what kind of lighting would you like along walking trail, Mr. Rosen doesn't want to promote walking on the trails at night because it is a safety issue. Ms. Dobbs suggested low to the ground safety lighting scale. Safety lighting no up lighting just to aluminate trail & markers, and to light the stair area for safety and there should be street lighting at the Gazebo. Mr. Smeland stated that solar lights maybe an option to explore for the trail, and at handicap ramps at unit 14. #15 Blanket Easements for utilities, BMMA wants lateral lines clear. Mr. Hagadorn stated that Solicitors Mr. Karver and Mr. Brant must review HOA documents. #16 will receive sewer easement approval from BMMA, #17 Instead of a 50' wide easement over the stream, we would propose a blanket easement that will protect the open space area along the stream. We believe the snow easements have been reviewed and are adequate. #20 the water system is pretty much finalized with Aqua PA, water will be extended from route 73, to the site, and Hagadorn will discuss with Road Master about storm water management. #21 the culvert permit has been obtained. Comment #4 - Waiver to allow slow release basins. Revision to waiver request – we had requested a waiver to allow the proposed rain gardens to be designed in accordance with normal rain garden design criteria, rather than the Township's Detention Basin Design criteria in regard to freeboard requirements. This will allow the rain gardens to fit into the surrounding topography and look more natural. Additionally, this waiver was also requested in order to permit Basin A and Basin C to provide less than the required 2 feet of separation distance between the spillway and top of berm. However, now Basin A and C comply, but Basins E/, B, and D do not comply (Basin E – 1.56 feet, Basin B – 1.93 feet, Basin D 1.07 feet). Mr. Smeland wants to convert these into slow release basins as long as Mr. Hagadorn is good with this.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of waiver to convert basins E, B, and D to slow release contingent upon Mr. Hagedorn's approval. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Discussions were on relocating cluster mailboxes (D&B) at parking areas, and to remove a portion of sidewalk along Road E. It was agreed to get rid of the small island.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to amend existing sidewalk waiver north side of Road E up to the first block of homes. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Ms. Dobbs asked about some kind of signage for an informal play area. Mr. Wynne had concerns of the driveway setbacks, where do you draw the line with decreasing setbacks, we have standards. We should

also consider some other traffic calming options, Mr. Hagadorn stated that we could use chicanes. A resident asked if the roads in this development are to be dedicated to the Township, Mr. Hagadorn replied that Road A will be a Township Road. Mr. Smeland stated that this project will be in three phases and asked for plan approval pending compliance with comments, motions, and the engineer's approval.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Final Plan Approval for the Danny Jake/Zern Tract 3 Phase Plan pending compliance with comments, motions, and approval of the Township Engineer. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Minister Creek LP – Mixed use project – (Project on Hold).

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

PA Medical Cannabis Legislation – No new information received.

Holly Road – Neighborhood mixed use on 52 acres. Revised Sketch Plan Review dated 9/12/18. (Awaiting preliminary plan submittal).

303 Gilbertsville Road- Proposed 20 lots (Awaiting official plan submission for reviews).

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed Use Proposal, Workshop on zoning scheduled 12/13/18 @ 6:00pm. The New Mixed Use Overlay Ordinance was proposed adding an Active Adult Community to permitted uses, adding accessory uses such as a clubhouse, recreational facilities & management offices, and R-3 Residential Zoning Districts were added for eligibility. Added requirements for uses: % of Residential 65%, % of Non-Residential 35%, 20% Gross Area to be used for Open Space, added Community Center setbacks and parking regulations, added all-weather connecting walking trails with gazebos, park benches, picnic groves, shaded sitting areas to the development.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the BOS for a New Mixed Use Ordinance Overlay adding an Active Adult Community to Permitted Uses, Accessory Uses adding a clubhouse, recreational facilities & management offices, adding the R-3 Residential Zoning Districts for eligibility, and adding requirements for uses: percentage of Residential 65%, percentage of Non-Residential 35%, 20% Gross Area to be used for Open space, added Community Center Setbacks and Parking Regulations and all weather connecting walking trails with gazebos, park benches, picnic groves, shaded sitting areas to the development. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Workshop – Mixed Use Proposal – Swinehart Road also Act 209 discussion.
- b. Signage and Lighting Ordinance Revisions – This will be the next project for possibly January 2019.
- c. Act 209 Study – Act 209 Committee Meeting TBA– Possible January 2019 Committee Meeting.
- d. Zoning/SALDO Updates (Codification in process) Awaiting Draft Code for Township Review.
- e. Mapping out Market Street

(INACTIVE)

- f. Green Building Ordinance
- g. Revitalization Plan

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that DVRPC is preparing a \$60,000 work grant involving 18 selected intersections and two of them are in Douglass Township, there will be more information in January 2019.

Public Comment

Dave Specht was present to discuss possible zoning changes for his 3 parcels of land zoned Residential on Swinehart Road. Mr. Specht asked for commercial changes for these parcels and felt it would be a good fit since the Township is already considering a mixed use change for the Point LP Tract on Swinehart Road. The Manager asked for a letter from Mr. Specht as to what he could like to do with these properties. Mr. Wynne asked Ms. Dobbs to look at uses for these properties, Ms. Dobbs stated that she would see if the zoning still matches the needs of this area. Mr. Specht will contact the Manager in the New Year. Mr. Carlson stated that he is a resident of New Hanover Township and he would like to build a community center/large sports complex and asked if this would be a good fit for the Zern Market property. The Manager stated that that property is approximately 20 acres and is zoned Commercial. Ms. Dobbs & Mr. Hagadorn thought this would be a great opportunity for this property. Mr. Carlson was asked to come up with a sketch plan and description of what he is interested in doing. Solicitor Doll commented that Mary Jane Long, in her will, is preserving the Long property through the Heritage Conservancy as a conservation easement and open space. He passed out copies of the documentation to the Planning Agency Members. A future meeting will be scheduled to further discuss with P/A & BOS. 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 – January 31st, 2019
- IV. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303 Gilbertsville Road – Sketch Plan

A motion was made by Mr. Stouch, seconded by Mr. Reitz to adjourn the meeting at 8:30pm. Stouch-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 10th, 2019.

Respectfully submitted by,
Marcy Meitzler