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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, Joe Richardson, Tom Wynne, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Blake Dunbar, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Peter Hiryak, and 19 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 August 8th, 2019. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of the August 8th, 2019 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

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

Quigley Bus Service – (Land Use Appeal Pending). Nick Feola – Revised Preliminary Plan, Landscaping Plan & Waiver Request Letter received June 2019. G&A review letter dated 7/31/19 and MCPC Review Letter Pending. Mr. Feola gave a brief summary of the waiver requests: Sections 404&405 – from widening Swamp Creek Road, and from providing curbing on Middle Creek and Swamp Creek Roads, other than at the northeast and southeast corners of the intersection of Schlegel Road and Swamp Creek road. Per the zoning decision, buses are excluded from using these roads (other than any existing routes); Section 410.B- from providing minimum separation distances for the forebay spillway. Forebay spillways are not intended to function the same as primary basin emergency spillways, as the forebay is a component of the overall basin facility, and all flows from the forebays will enter the primary basin; Section 410.1.- to allow basin side slopes to be 4:1 instead of 5:1. This allows the surface are at the basin bottom to be maximized, which is crucial to meet loading ratio requirements and proper functioning of the infiltration component. The proposed side slopes are stable and readily mowable as side slopes up to 3:1 are generally accepted to be suitable for mowing, etc.; Section 415.3 & 420-4.B.1.a. – providing a landscape island every 15 spaces within the bus lot, since it is an operations/storage lot versus a parking lot for. Providing trees within the bus lot is not compatible with the facilities operational use. The associated trees have been relocated to the surrounding buffers and screen, so the required number of plantings is provided within the site; Section 415.11 and 420-4.B.4 from providing landscape medians in the parking and bus lots over 150 spaces. Due to the operations and maintenance associated with a bus lot use, it is not practical to have landscape medians particularly as the vast majority of the lot is proposed to be stone (Also see response to Section 415.3 and 420-4B.1.a above). The parking lot is predominately used for employees, and landscaped islands are provided throughout the parking lot; Section 420-3 – a partial modification to allow reduced plantings for the softening buffer along Schlegel Road, from the proposed driveway to Swamp Creek Road across from Waste Management Facility, and the screening buffer along a portion of Swamp Creek Road to allow for visibility from these roads for security purposes. The remaining required plantings have been dispersed elsewhere within the site; Section 420-4.B.2 – from providing landscape islands at the ends of parking rows of the bus lot, since it is an operations/storage lot versus a parking lot. Providing trees within the bus lot is not compatible with the facilities operational use. The associated trees have been relocated to the surrounding buffers and screens, so the required number of plantings is provided within the site; Section 420.4.C – a partial modification to allow reduced plantings for the filtering buffer between the bus lot and Swamp Creek Road to allow for visibility from these roads for security purposes. The remaining required plantings have been dispersed elsewhere within the site; Section 424.1.A – from installing sidewalks along Middle Creek, Schlegel, and Swamp Creek Roads. There is no existing sidewalk network surrounding vicinity of the project, there are no destinations to be reached by

pedestrians, and the rural character of the project area precludes the purposeful use of sidewalks; Section 425- from installing curb along Middle Creek, Schlegel, and Swamp Creek Roads, other than the installation of curb at the northeast and southeast corners of the intersection of Schlegel Road and Swamp Creek Road. Per the zoning decision, buses are excluded from using these roads (other than any existing routes). The area is rural in character, and curbs are not needed for drainage. Ms. Rodden stated that as far as the Met Ed easement and concerns with site distance, Mr. Quigley will be responsible for trimming and maintenance of site in this area.

A motion was made by Mr. Wynne, seconded by Mr. Stouch that the Planning Agency was in favor of recommending the waivers as requested on the Revised Preliminary Plans Modification Request Letter for Quigley Bus Service for approval by the Board of Supervisors. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Mr. Wynne asked for a motion for the Preliminary Plan Approval recommendation to the Board of Supervisors. Mr. Brumwell he was told the Quigley Bus Project was dead, what outreach did you take to notify these residents and where are these buses going to go when it floods. Mr. Wynne stated that we have been diligent about this project it has been ongoing since 2013, the project has been before the BOS and Planning Agency many times. There have been many discussions and reviews since 2014 and we will continue to work on this project through the final plan.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Preliminary Plan Approval to the Board of Supervisors for the Quigley Bus Service Plan contingent upon considering the Engineer and MCPC recommendation letters and contingent upon site distance maintenance being the responsibility of Mr. Quigley. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Danny Jake/Hallowell Cluster- Rick Mast “Country View”, P/A recommended Conditional Final Approval 8/14/14, (Phase I Presentation – 15 Lots). Mr. Mast asked the P/A to allow approval to develop this in phases over a number of years. This is a huge undertaking, the water and sewer must be brought to the site, 25 acres of open space, formation of a 15 acre Estate Lot, and 15 single family homes. Estimated completion of Phase I would be one year. Mr. Mast stated that they agree with everything in the Gilmore & Associates review letter. Mr. Hagadorn also stated that the emergency services need to review plan, Mr. Mast said we will agree to that. Mr. Hagadorn said this Phase I plan needs to be a stand-alone system, Mr. Wynne would also like that in writing. Mr. Mast stated that they would accept that as a condition. Also Mr. Hagadorn stated that the phasing plan must match the existing plan proposal.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to recommend approval to the Board of Supervisors for the Phasing Development of the Hallowell Tract (Country View) Plan, the Phasing will be contingent on all Township Engineer Review Letters. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Mr. Updegrave asked if all the Phases would be done by Keystone Homes, Mr. Mast replied yes. No other questions were given.

Wynstone Subdivision – New Hanover Township, no new information.

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

Holly Road – Neighborhood mixed use on 52 acres. Revised Sketch Plan Review dated 9/12/18. Preliminary Plans received 4/1/19. G&A Review Letter dated 4/19/19. PMRPC comments dated 5/3/19. (Plan to be revised per reviews).

303 Gilbertsville Road – 20 lots, E-mail and Sketch Plan dated 3/8/19. No new information.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS 5/6/19. (Awaiting Plan Submittal).

Joseph Margusity – Avante Apartments Expansion, E-mail & Chronology of 200 Gilbertsville Rd. dated 3/8/19. Staff Meeting held 6/3/19. Charles Garner, Esq. will address the BOS at a later date.

North Forest Development – Wildermuth Farm (Awaiting plan submittal).

Stafy Tract II – 165 Smith Road, Revised Preliminary Plans received July 2019. G&A review letter 9/12/19 and MCPC Review Letter Pending. Mr. Clement and Mr. Graf stated they are proposing a 14-lot single family home subdivision on an existing 7.29 acre tract with the extension of Huntsville Drive taking access to 14 new single-family homes and connecting to Smith Road and the proposed abandoning of the existing Huntsville Drive temporary cul-de-sac bulb area, creating right-of-way for a future road intersection, storm water management facilities, and public water and sewer service. The site presently includes a residence, garage, access driveway, and parking area for the existing home, which are proposed to be demolished. Mr. Mast stated that below this tract the water goes into inlets however they believe the inlets are not big enough so they are proposing to add 2 additional inlets to take care of the surface water drainage issues. Waiver Requests: Section 411-9D: storm sewers shall not be placed under curbs or sidewalks, sections of proposed storm sewer pipe are proposed to be placed under sidewalk; Section 411-9.F: all storm sewers shall be class III reinforced concrete pipe with o-ring joints. The applicant is proposing HDPE in lieu of concrete pipe. Please consider that HDPE piping has a life span similar to concrete pipe and is an approved alternative by PennDot; Section 414-2.A: driveways shall not be located less than 50 feet from street intersections, the driveways serving lot 7 and lot 8 are located closer than 50 feet from the proposed future stub street (the P/A and MCPC suggested switching driveway to stub street; Section 420-A: the landscape plan shall be prepared by a qualified professional such as a landscape architect, arborist, horticulturist, urban forester, nurseryman, or landscape designer, the landscape plan has not been prepared by a qualified professional (MCPC has a professional landscaper to look at trees); Section 420-1.D.1: replacement trees - any removal of trees must be replaced with one or more trees whose total trunk diameter equals the total inches in DBH of the tree(s) removed, a waiver is being requested from providing replacement trees due to the extensive landscaped buffer, the new residential subdivision to the south and east with no perimeter buffer, and the land to the north is vacant (suggested fee in lieu of); Section 420-3.B.1: the planting area shall not contain buildings, parking, utilities, or other accessory uses, an existing storm sewer easement, proposed storm sewer easements, and a sanitary sewer easement are found within the buffer area; Section 420-3.C: a buffer planting area of 25 feet along all property lines and external street boundaries, two canopy trees, 5 evergreen trees, 2 understory trees, and 5 shrubs per 100 lf of property line and external street boundary (a waiver is requested to reduce the buffer planting in half; Section 424-1.A: sidewalks shall be provided along both sides of all streets, common driveways, and parking areas (a waiver is requested to provide sidewalk along just one side of the continuation of Huntsville Drive, a fee in Lieu was suggested); Section 425-1: concrete curbs shall be installed along each side of all roads, a waiver is requested to not provide curbing along Smith Road, Mr. Wynne stated that he would like to be consistent with the other tract and edge of property; Section 407.A: design a BMP to detain the proposed conditions 2-year, 24-hour design storm to the existing conditions 1-year flow using the SCS Type II distribution.(waiver requested for 72 hours draining time instead not 24 hours). Mr. Hagadorn defers this until further along with plan. Section 410.13: side slopes of the storm water management facility shall not be greater than five horizontal to 1 vertical, Mr. Hagadorn was ok with this waiver. The basins are not located on individual lots so it is suggested that the HOA will maintain basins. Mr. Wynne stated that he does not see an issue with the waivers however he would like to see the review letters from our Engineer and MCPC, he has issues with Congo Road to Smith Road. Mr. Graf stated that they are already handling the storm water issues from the other development, however we could talk about helping with this. A resident asked why can't the Township widen Congo Road/Smith Road intersection and also asked for speed signs on Congo Road, the manager stated that we can look into this with the Highway Department

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and the Police Department. Mr. Link asked if the driveways would be longer for parking, Mr. Graf responded that these driveways are side loaded. Ms. Bauer asked if these home will be sold with a finished basement, Mr. Graf responded no, that could be done by the owner at a later date. Ms. Bauer also asked if we can put a condition on these homes that they cannot finish the rec rooms until after 5 years. Mr. Clement stated that they use French drains and have not had any problems with them. Ms. Dobbs stated that she would send her review soon and recommends applying the standards and work from there to apply new standards. Mr. Updegrave wanted sidewalks on both side of Huntsville Drive, he is a bus driver and when he drops the school kids off on Huntsville Drive they walk in the street because Huntsville only has sidewalks on one side of the street. No other questions or comments were given.

Hugh Kelly – Buchert Road, Evergreen Proposal. Mr. Kelly stated that he owns 12 acres of land on Buchert Road in the R-1 Zoning District and was looking to subdivide 9 acres for 6 lots. Mr. Kelly asked for the most cost effective approach to the proposal, the P/A suggested that Mr. Kelly to talk to a surveyor and if it would only be divided for 5 lots instead of 6 lots it would be considered a minor subdivision which is more cost effective.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Land Use Assumption Report Public Hearing for November 14th, no Workshop in October.
- b. Signage/Lighting
- c. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review. Ordinance updates required.

(INACTIVE)

- d. Green Building Ordinance
- e. Revitalization

Pottstown Metro Regional Planning Commission Update

No August meeting, the next meeting is scheduled for September 25th, 2019.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Graterford Properties – Indefinite
- IV. Holly Road – December 2020
- V. Gilbertsville Road – Sketch Plan
- VI. Stafy II – Awaiting Revised Plan Submittal

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:13pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

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

Respectfully submitted by,
Marcy Meitzler