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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: Carl Adams, Joe Richardson, Tom Wynne, Ed Reitz, Joan DiCicco, Bill Zern, and Sara Carpenter. Also in attendance; Solicitor Blake Dunbar, Pete Hiryak, Supervisor Alan Keiser, and 4 residents/developers. The meeting room was arranged for social distancing regulations and everyone was wearing personal protection equipment/masks.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne welcomed everyone back to the first P/A meeting since February.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of February 13th, 2020. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Zern to recommend approval of the February 13th, 2020 Planning Agency minutes. Adams-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, Zern-Aye, and Carpenter-Aye. Motion passed.

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) P/A recommended approval of waivers and preliminary plan to BOS.

Danny Jake/Hallowell Cluster- Rick Mast “Country View”, P/A recommended conditional final approval to BOS for review. Awaiting a clean plan.

Wynstone Subdivision – No new information.

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

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plans submitted December 2019, G&A review dated 1/02/2020. Awaiting plan revisions.

303/305 Gilbertsville Road – 16 lots, Preliminary Plan submitted November 2019, G&A Review Letter 12/11/19 & Waiver Request Letter 1/07/2020. Awaiting plan revisions.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS, awaiting plan submittal.

Stafy Tract II - 165 Smith Road, P/A recommended approval of waiver & plan, to BOS for approvals -15 lots.

Avante Apartments Expansion – Charles Garner, Esq. asked for an increase in R-4 zoning density from the current 5 units per acre to 12 units per acre, after discussion we felt that 11 units per acre would be acceptable and make our zoning more consistent with other surrounding areas high density zoning requirements. The County Planners gave a supportive review of the proposed increase in density as it is consistent with densities of surrounding areas. Ms. DiCicco asked why the uneven number of 11 units per acre, the manager replied that based on Avante Apartments current design it came out to 10.9 units per acre so it was proposed to allow 11 units per acre. Manager Hiryak stated that MCPC recommended that the project proposal will include amenities such as buffers, landscaping, setbacks, walking trails, and drainage work to alleviate water runoff issues in the area. Mr. Dunbar stated that a Legal Notice will be advertised for a Public Hearing on July 20th, 2020 for an ordinance to amend the density in the R-4 Developments.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the Board of Supervisors for the proposed ordinance to amend the increased density in the R-4 developments from the current 5 units per acre to 11 units per acre. Adams-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, Zern-Aye, and Carpenter-Aye. Motion passed.

Gilbertsville Medical Campus – 1111 Grosser Road Lot B (behind Wawa), Frank Bartle, Esq.- Mr. Bartle representing Mr. Drauschak & Mr. Brier and gave a brief overview for the proposed Medical Center acre property located at 1111 Grosser Road (behind Wawa) in the M-1 Office and Light Industrial Zoning District. The proposal is for a 4-story medical building for 80-115 beds, and two office buildings for support staff, the frontage will have two retail uses most likely a drugstore and bank. This use is permitted by right in the M-1 base zoning district of the overlay, the height requirement in M-1 is not to exceed 50', and we would need an amendment for the 65' height as allowed in the Overlay ordinance. There is no formal plan at the moment until the height amendment can be addressed. The manager stated that Montgomery County gave this proposal and the amendment a supportive review with buffering, access roads, building setbacks, and landscaping to be considered during the land development process. Mr. Dunbar stated that a Legal Notice will be advertised for a Public Hearing on July 20th, 2020 for an ordinance amending the maximum height restriction of structures in the Rt100 Corridor Master Plan Overlay District to 65' in the M-1 Office and Light Industrial base zoning district.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the Board of Supervisors for the proposed ordinance amendment increasing the maximum height restriction of structures in the Rt. 100 Corridor Master Plan Overlay District to 65' in the M-1 Office and Light Industrial Base Zoning District on the condition that that the applicant be agreeable to requests by the P/A during the planning process of the proposed Gilbertsville Medical Campus. Adams-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, Zern-Aye, and Carpenter-Aye. Motion passed.

Mr. Adams asked if we had ladder trucks to reach 65', Mr. Hiryak replied that two area municipalities have ladder trucks and a mutual aid agreement will have to be established however the Emergency Services will review plans as the review process moves forward. Ms. Carpenter stated that on the concept plan she noticed four buildings on this sketch, Mr. Bartle replied that this reflects the 4-story medical building, two offices, and a pharmacy has come forward showing interest. As we move forward with a formal plan submittal specific plan information will be discussed and reviewed.

Mr. Wynne asked to have a workshop meeting with Ms. Magaziner to review the Landscape Ordinance concerning the buffering along tree lines, should we be looking at certain species of trees for shade, the use and upgrading of hedgerows as property separators. Ms. Carpenter also had concerns of no verbiage in the ordinance pertaining to non-HOA developments. Manager Hiryak stated that he will send out notifications to the planners and Ms. Magaziner for a 6pm workshop on July 9th, 2020. Mr. Wynne asked Mr. Hassan for his input on Landscape Ordinances, Mr. Hassan stated that a landscape ordinance dictates everything and is highly important as a great tool to beautify developments. Mr. Wynne welcomed Khal Hassan and Ms. Allison Lee from Pennoni & Associates and announced that they will be working with the Township on upcoming developments. Mr. Hassan said that he has worked for Pennoni & Associates for 26 years as a Municipal Engineer and he is excited at the opportunity to serve the Township. Ms. Lee stated that she was the Assistant Engineer for Upper Darby for 12 years and has been with Pennoni & Associates for 3 months now. Mr. Wynne asked is Ms. Lee will be able to attend the workshop meeting next month and they both stated yes, and that they will be available whenever needed by the Township.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Public Hearing for TCIP (Transportation Capital Improvements Plan & Resolution) – To Be Announced.
- b. Landscape Ordinance – Mr. Wynne asked for a final review at the P/A Workshop on July 9th @ 6pm.
- c. Signage/Lighting

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- d. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review, ordinance updates required.

(INACTIVE)

- e. Green Building Ordinance
- f. Revitalization

Pottstown Metro Regional Planning Commission Update – No Meeting

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
- V. Holly Road – December 2020
- VI. 303/305 Gilbertsville Road – Awaiting Plan Revisions

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:25pm. Adams-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, Zern-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 9th, 2020.

Respectfully submitted by,
Marcy Meitzler