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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: Joe Richardson, Bill Zern, Tom Wynne, Carl Adams, Joan DiCicco, and Sara Carpenter. Also in attendance were Solicitor Robert Brant, Jamie Magaziner of MCPC, Allison Lee of Pennoni Associates, Pete Hiryak, Supervisor Alan Keiser, and 8 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 asked if there were any changes, corrections, or additions to the Planning Agency minutes of August 13th, 2020. No changes, corrections, or additions were given.

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

Zoning Hearing Board – Moyer/Mooney West End LP, Budget Storage Rt.100 & Jackson Road, variance appeal for sign size & additional large vehicle parking. Mr. Mooney stated that the storage facility currently has 8 parking spots for RV parking that are filled and are asking for an additional 32 parking spaces to be used temporarily until the other built out plan structures are constructed. This would all be impervious stone & gravel and once the planned structures are constructed the spots would be eliminated this would be (15) 12'x30' spaces in the rear area, (15) 12'x40' spaces in the middle, and (2) 12'x 40' side parking spots that fits within the building footprint. The vehicles must be registered and license must be up to date. Tractor cabs are allowed, not the trailer. Mr. Brant asked Mr. Mooney what is the present built out percentage, Mr. Mooney stated that the current built out percentage is between 60-70% completed and expects to restart building in the spring. The additional parking spots will be a temporary thing for 6 months to 1 year. Manager Hiryak explained that the approved plan has two proposed buildings that are not constructed as of yet and the proposed parking spots are for temporary parking on this area. Mr. Mooney stated that they are not satisfied with how the grass turned out so they will be reseeding and the trees are planted for buffering, two must be replaced.

A motion was made by Mr. Wynne, seconded by Mr. Richardson to recommend approval to the zoning hearing board for a variance for (32) additional temporary parking spaces (15 - 12'x30', 15 - 12'x40', 2 - 12'x40' side spaces) to be within the building footprint and spaces will be eliminated when the proposed two build out structures are constructed, temporary parking spaces would be for 6 months to one year. Richardson-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Mr. Mooney also asked for a variance from the sign requirements to allow for (1) 100 square foot one-sided front illuminated sign to be 24' in height instead of the allowed (2) 50 square foot signs. The sign is required to be 225 feet from the road, we are asking for this size and height for visibility from Route 100. Mr. Wynne felt 80 sq. ft. would be big enough, stating that he believes the Dairy Queen sign is too big. Mr. Reed from Reed Signs stated that the 24' height is needed because of the tree line that obstructs the view from Route 100. Mr. Brant stated if the zoning hearing board would agree with (1) 100 square foot sign do you agree to not return to the Township for another sign, Mr. Mooney replied yes. Ms. Lee said that the illumination requirements state that illumination is from 5am-11pm or ½ hour after close of business and this is a 24-hour business. Mr. Wynne stated that he is willing to concede the size of the sign if they do not ask for another sign and as for illumination the signs along E. Philadelphia are on all the time.

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A motion was made by Ms. Carpenter, seconded by Mr. Wynne to recommend approval to the zoning hearing board for a variance for (1) 100 square foot one-sided front illuminated sign 24 feet in height at the required distance from Route 100, instead of the allowed (2) 50 square foot signs 20' in height on the condition that the applicant and/or successor of property shall not be permitted to construct a second sign on the premises. Richardson-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, DiCicco-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 (On Hold)

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 Phase 1 (15 Lots) approved by BOS (Agreements, Escrows pending)

Wynstone Subdivision – No new information.

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

Holly Road – Neighborhood mixed use on 52 acres. Revised Plans submitted August 2020, reviews pending.

303/305 Gilbertsville Road – 16 lots, Revised Plan Submitted July 2020, Susan Rice will attend meeting on 10/8/2020.

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 - BOS approved plan (Agreements and Escrow pending)

Schreiner Property – R-1 West Branch Rd/Paper Mill Rd 3 lot Subdivision. Waiting for plan submission.

M. Niehls – 107 Wild Run Rd, 2 lot Subdivision, Steve Tabakelis (All County), reviews pending.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Public Hearing for TCIP (Transportation Capital Improvements Plan & Resolution) – T.B.D.
- b. Landscape Ordinance – P/A Workshop, Mr. Wynne announced that a clean copy of the ordinance will be forwarded to Mr. Brant’s office and BOS for review. No workshop scheduled next month.
- c. Signage/Lighting - Mr. Wynne asked for signage/lighting to be the next workshop item.
- 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

There was no meeting in August 2020.

Public Comment

Manager Hiryak stated that he contacted Ms. Rice about the complaints of high grass at the 303-305 Gilbertsville Road Development site and Ms. Rice will reach out to the developer to have it maintained. No other comments were 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 – Final Plan Revision Submitted

A motion was made by Ms. Carpenter, seconded by Mr. Wynne to adjourn the meeting at 7:35pm. Richardson-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on October 8th, 2020.

Respectfully submitted by,
Marcy Meitzler