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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: Bill Zern, Joe Richardson, Tom Wynne, Ed Reitz, 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 9 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 September 10th, 2020. No changes, corrections, or additions were given.

A motion was made by Mr. Zern, seconded by Mr. Wynne to recommend approval of the September 10th, 2020 Planning Agency minutes. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Abstain, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Zoning Hearing Board Decision – Moyer/Mooney West End LP, Budget Storage Rt.100 & Jackson Road, variance appeal for sign size & additional large vehicle parking. A variance was granted to allow a 24 foot high sign with the condition that this be the only sign on the property; granted a variance to allow illumination of the sign continually for 24 hours per day, 7 days per week with the condition that the lumens or brightness of the sign must be cut back to one-half of the intensity of the illumination during the hours from 11pm to 5am every day, seven days per week; granted a variance to allow the freestanding sign of 100 square feet with the understanding that the sign is only on one side and illuminated on one side; and granted the variance to allow additional outdoor storage of 32 recreational vehicles or boats as a temporary variance and expires (1) year from the date of the hearing which would expire on September 30th, 2021 when at that time, all of the 32 vehicles and boats must be removed from that area and the variance is concluded.

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” Phase 1 (15 Lots) approved by BOS (Agreements, Escrow 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, Pennoni review 9/24/2020. Mr. Ludgate gave a brief overview of the revised layout involving the mixed use residential and commercial consisting of 166 townhome units, 24 single family dwellings, and 4 commercial uses comprised of 2 retail buildings, 1 bank, and 1 restaurant. SALDO waiver requests were discussed; 405.A.A.D&E - waiver requested to allow a 28’ cartway for Drive A instead of a 30’ cartway, the 28’ cartway is located within the townhouse area of the development; on street parking is limited; overflow parking lots are provided. The developer was asked to provide additional parking at the northend. The P/A seemed receptive to this waiver. A waiver of the required 100’ of frontage for lot on Drive A to allow 70’ of frontage, Mr. Wynne wanted Drive A to remain at 100’ of frontage. Ms. Lee and Mr. Wynne felt that Holly Road & County Line Road would have issues with traffic cutting through this area; 406.3C(1) & (2) - a waiver from required 250’ min cul-de-sac length to allow 228.78’ length this section of Drive C is accessible from Drive D; a turn around is provided at the of Drive C and Drive C to remain private. Ms. Lee was concerned with emergency access, Mr. Wynne felt that this waiver would be considered; 407.1.A(2) & (3) – a waiver for relief of the required 150’ minimum center line radius

requested to provide under 150' in Drive E to preserve open space on C, the P/A deferred this to Ms. Lee and Emergency services; 407.3(C) - a waiver from the required 5% maximum roadway slope to allow 6.48% slope in Drive D to keep earth work down, P/A felt this was reasonable; 409.3.B & C - a waiver from the required 400' intersection spaces for a minimum of 200-300' because all intersections have adequate sight distance, Ms. Lee will look into the w/suggestions; 412.2.A&B - a waiver from the driveway distances from intersection requesting 7 units and 2 retail uses are within 100' distance P/A will consider 47' - 48', Ms. Lee will revise. Ms. Magaziner had concerns with guest parking being a challenge, the suggestion was made to move the building closer to Holly Road adding more parking in back. Mr. Ludgate will attend the November meeting.

303/305 Gilbertsville Road - 16 lots, Susan Rice will attend 10/8/2020, Pennoni review 10/01/2020. Ms. Rice stated that PennDot approval is forthcoming and they need a statement from the Township for access driveway, sewer approval is in the works, they received Aqua approvals, and they are waiting for NPDES Permit. Ms. Rice briefly reviewed the waiver requests; saldo section 411.8K - Ms. Lee suggested extending fence to lot 11. There were some questions and concerns from the public that were addressed. A resident wanted it documented on the plan that he is not mandated to hook up to sewer, Mr. Brant stated that it is best not to document it. Mr. Kolb had concerns of water runoff, Ms. Rice said the runoff will be intercepted and sent to the basin so less water will be on Gilbertsville Road. Mr. Kolb announced that the County checks his water because of the landfill. Mr. Wynne said that many complaints have come to the Township because of the high grass on this proposed subdivision, Ms. Rice replied that this will be taken care of and asked for recommendation for Preliminary/Final approval. No other comments were given.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Preliminary/Final approval to the Board of Supervisors for 303-305 Gilbertsville Road Subdivision Plan contingent upon the Engineers suggestions/reviews and on the condition that the grass be mowed on this property. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

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), Preliminary/Final, Pennoni review 9/24/2020. Mr. Tabakelis briefly reviewed the proposed minor subdivision stating that Lot 1 consists of a proposed 2 acres of land containing an existing residential dwelling, on-lot septic system, well, and its own driveway; Lot 2 consists of the remaining 21.04 net acres of land, containing an existing residential dwelling, existing storage barn, 2 existing equipment barns, existing shed, existing livestock housing, existing driveway, on-lot septic system, well, and existing driveway. Waiver requests: Section 405 - Street Design Standards, requires a 50' wide roadway right-of-way; 28' wide roadway, a waiver is requested for the existing roadway cartway of 17-feet and right-of-way of 33-feet; Section 424.1.A - Sidewalk Location, a waiver is requested since the existing conditions have no sidewalk and adding sidewalk would not be an extension to an existing sidewalk network for neighborhood circulation; Section 425.1 - Curbs, concrete curbs shall be installed along each side of all roads in accordance with the chart in the section, and where deemed necessary for stormwater control by the Township Engineer, a waiver is requested as there are currently no existing curbs along the frontage of the property; and no improvements are proposed with the exception of the proposed back-up septic system.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval of the waiver request, to the Board of Supervisors, for the Niehls Minor Subdivision at 107 Wild Run Road. Zern-Aye,

Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Ms. Carpenter to recommend, to the Board of Supervisors, Final Approval of the Niehls Minor Subdivision with a recommendation by Pennoni Engineering for the applicant submit all documentation and approvals for the back-septic prior to final approval by the Board. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion approved.

Kelly Minor Subdivision – Introduction, Buchert Rd – Boyer Engineering, for a two lot subdivision. The P/A stated that the plan must be sent the County. There are no reviews ready, and advised Mr. Kelly to return to the November P/A Meeting.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Public Hearing for TCIP (Transportation Capital Improvements Plan & Resolution) – Public Hearing to be scheduled 11/12/2020 @ 6pm, Mr. Hiryak will contact Act 209 Committee.
- b. Landscape Ordinance – Final Draft for P/A recommendation.
- c. 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 will be a report next meeting.

Public Comment

Manager Hiryak announced that the Fire Company is in the process of consolidating several parcels of land into one parcel in preparation for proposed construction of a new building. Hopefully at the next meeting there will be a consolidation plan. Mr. Brant stated that Ms. Lee is reviewing the consolidation plan. 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 Submitted

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to adjourn the meeting at 8:03pm. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 12th, 2020.

Respectfully submitted by,
Marcy Meitzler