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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, Sara Carpenter, Tom Wynne, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Wendy McKenna, Josh Hagadorn of Gilmore & Associates, Jamie Magaziner from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 14 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that Joe Richardson and Carl Adams have been reappointed for 4-year terms. Mr. Wynne also announced that Brant & Associates Blake Dunbar was reappointed as the P/A Solicitor, Mr. Hagadorn was reappointed as the Township Engineer, and the Montgomery County Planning Assistance Contract (MCPC) is in its 1st year of a new 3-year contract, with Jamie Magaziner as the new County Planner.

Reorganization

The meeting was handed over to Solicitor Wendy McKenna for reorganization, Ms. McKenna asked for nominations for P/A Chairman. Mr. Reitz nominated Mr. Wynne for Chairman of the P/A, no other nominations were given.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to nominate Tom Wynne as P/A Chairman. Motion passed unanimously.

Solicitor McKenna asked for nominations for Vice Chairman of the P/A. Mr. Wynne nominated Ed Reitz for Vice Chairman of the P/A, no other nominations were given.

A motion was made by Mr. Wynne, seconded by Mr. Richardson to nominate Mr. Reitz as Vice Chairman of the P/A. Motion passed unanimously.

Solicitor McKenna turned the meeting over to Chairman Tom Wynne.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of December 12th, 2019. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the December 12th, 2019 Planning Agency minutes. Richardson-Aye, Zern-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Act 209 Traffic Advisory Committee – Resolutions for LUAR & RSA. P/A review & recommendation to BOS. The Planning Agency was prepared to recommend adoption of the LUAR & RSA to the BOS.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Adoption of the LUAR & RSA Resolutions to the Board of Supervisors. Richardson-Aye, Zern-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco. 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.

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. Preliminary Plans submitted December 2019, G&A review dated 1/02/2020.

303/305 Gilbertsville Road – 16 lots, Preliminary Plan submitted November 2019, G&A Review Letter 12/11/19 & Waiver Request Letter 1/07/2020. Ms. Susan Rice gave a brief introduction of the plan and the waiver request letter. Waivers: **414.2.A** - which requires residential driveways to be located a minimum of 50 feet from street intersections. The waiver is requested to allow the driveway for Lot 7 to be located approximately 35 feet from the intersection with Road A in order to keep the driveway on the high side of the lot. The subdivision is a low-density single-family development with slow speeds for the roads; **424.1.A** - which requires sidewalks along both sides of Road A. The sidewalk would be in front of Lots 13 through 16 along Road A and would be maintained by the specified lot owners. No sidewalk is proposed along Open Space A because there are no lot owners to benefit from or to maintain the sidewalk. The sidewalk proposed will still provide a pedestrian route to Gilbertsville Road from all proposed lots; **405.A.2** - recharge infiltration volume to be captured and infiltrated shall be the volume difference between the pre-development 2-year, 24-hour storm event and the post-development 2-year, 24-hour storm event. The waiver is requested because the recharge volume requirement cannot be met due to the limitations of the site soil's ability to infiltrate storm water runoff; **410.1.3** - which require basin side slopes to be no greater than 5 horizontal to 1 vertical. The waiver is requested to allow a maximum side slope of 3 horizontal to 1 vertical in order to increase surface area for the bottom of the basin, to maximize storage volume and to limit the amount of additional fill needed in the area of the basin. Ms. Rice stated that sewer will be brought to the site from Diehl Road, residents of that portion will be allowed to connect if they choose, it will not be mandatory this only effects 3 or 4 properties and water is coming from Grosser Road by Aqua. Also discussed was a Floodplain Management mapping issue, minimizing cul-de-sac streets in favor of more accessible street layouts especially for emergency service vehicles., avoiding street grades in excess of 5% (Road B proposes an 8% section). The swales should be included within the easements and the easements shall also be labeled on the PSCM plan in order to verify that all storm water related facilities outside of the right-of-way are included in the easement areas, Mr. Hagadorn is concerned about fences restricting the water flow and that it must be noted on plot plan and notes on plan that water flow cannot be restricted in any way, all necessary PennDot permitting shall be obtained for the new road intersection with Gilbertsville Road. A resident stated that it is very wet at the emergency access location, Ms. Rice stated that they are aware of this and paving is proposed. Mr. Kolb stated that there is a pipe that goes underground to 400 Gilbertsville Road, Ms. Rice stated that they are also aware of this and it will be a controlled release. A resident stated that the traffic is bad at that area, Ms. Rice stated that the traffic engineer and speed surveys have us looking at cutting back the bank for better sight distance, Mr. Kolb added that you can't see over the crown of the road. It was noted that the PADEP is taking over the landfill and testing. The County recommends pushing the trees back to allow more usable space on lots 3, 9, and 10. A resident asked how accessible would the emergency access be, Ms. Rice replied that the emergency access road would be gated or restricted. Ms. Rice commented that the Open Space at lots 1 and 2 would have a 40-50foot landscape buffering.

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.

Hugh Kelly – Buchert Road R-1 minimum lot size.

Avante Apartments Expansion – T&A Associates, Mr. Chuck Garner was representing owner Mr. Rick Turner proposing the expansion of Avante Apartments. Mr. Garner stated that this property is on 20 acres in the R-4 zoning district consisting of 105 apartment units. In 1970 the zoning allowed 15 units per acre, in 1982 the units were reduced to 10 units per acre and in 2007 was further reduced to 5 units per acre. In 2019 Mr. Garner and the owner met with Township Staff on the expansion and was requested to submit a concept sketch with more information and present the concept sketch to the

Planning Agency. Mr. Garner explained that in the surrounding areas the density allows for 10-12 units per acre and requested an amendment or simple text change to allow 10–11 units per acre in our R-4 zoning district. The expansion would consist of mostly 2 bedroom units and some 3 bedroom units. Mr. Reitz commented that he was not in favor of the 3 bedroom units it could cause impact on the schools. It was stated that the current residents at Avante do not have many elementary school age children attending Gilbertsville Elementary School. Mr. Wynne wanted to research the text change possibility. Manager Hiryak commented that this property backs up to Onyx Lane and there has been a lot of water flow coming from Avante impacting Onyx lane and Virmay Drive and asked if grading could be done to relieve this situation, Mr. Garner replied that we could do something to help relieve this issue. The manager also asked if there could be some buffering between the apartments and Virmay Drive and Onyx Lane, Mr. Garner replied that this is just a concept plan but we would certainly discuss this going forward. Mr. Wynne stated that he thinks the Planning Agency would support this proposal, Mr. Hiryak added that the density of the R-4 zoning ordinance needs to be reviewed so it is consistent with the intent of higher density zoning in the area. We also need to review if other R-4 areas would be affected if there are changes to the zoning. MCPC will review this and advise the P/A next meeting.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 LUAR & RSA to BOS January 2020. Manager Hiryak stated that a joint Public Hearing will be scheduled for March 12th at 6pm.
- b. Landscape Ordinance – Mr. Wynne asked for this to be reviewed one more time at the P/A Workshop on February 13th, 2020 at 6:30pm.
- c. Signage/Lighting
- 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 – Ed Reitz

No meeting scheduled until January 22nd, 2020.

Public Comment

Mr. Link was concerned this change with Avante would affect cluster developments, Mr. Wynne replied only if we changed the Cluster Zoning. A Resident asked with the 303/305 Gilbertsville Road Development would chain link fences also be restricted, Mr. Wynne stated that anything that blocks the water flow would be restricted. Mr. Garner commented that the Wynstone Subdivision in New Hanover Township is approximately 15 years old and he wanted the P/A to know that there is a meeting at the New Hanover Township building on January 27th at 6:30pm to discuss the Wynstone Plan. No other 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 – February 2020

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A motion was made by Mr. Reitz, seconded by Ms. Carpenter to adjourn the meeting at 8:15pm. Richardson-Aye, Zern-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 13th, 2020.

Respectfully submitted by,
Marcy Meitzler