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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: Gail Norton, Neal Sarker, Ed Reitz, Bill Zern, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Meredith Curran from MCPC, Pete Hiryak, and 16 residents and/or developers.

Mr. Reitz led the Pledge of Allegiance to the flag.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of June 12th, 2014, no changes were given.

A motion to recommend approval of the June 12th, 2014 Planning Agency minutes was made by Ms. Norton, seconded by Ms. Pishock. Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Wawa Rt. 100/Grosser Road – Final Development Plan Resolution, BOS Approval.

Wilkinson Associates-Berwind II – Final Land Development Plan (Phase I Only) BOS approval.

Clover Hill, John Backenstose – R-1 Niantic Rd., waiting for draft land use settlement agreement.

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal. Request for one year plan review extension granted by BOS.

Boyertown Shopping Center GC General Commercial-Proposed Tractor Supply Center for vacant Ames Store – Robert Brandt represented Marc Newman and Matt Ryan of Brixmor, owners of the Boyertown Shopping Plaza, for a proposed Tractor Supply Center at the vacant Ames Store in the shopping center. The proposal is for two permanent sidewalk display areas with a 5' clear access at all times, a proposed fenced in display area of 10,910sf, no change to the building footprint area, just added fencing and it will possibly need parking relief or setback variances. The parking area is underutilized as it stands we would lose some parking spaces, this has been vacant for 12 years. Mr. Brandt asked the members if this would need a land development plan, Mr. Garner felt that this proposal is not considered a land development plan, you are using an existing building and just adding fencing. Ms. Pishock asked if this store would replace the TSC store on State Street, Mr. Newman replied that this would be an additional new TSC store and provide jobs in the community. Based on the information given, the Planning Agency Members position was in agreement that a development plan is not needed, Mr. Brandt stated that a more detailed plan would be given to the Zoning Department to see if setback relief or parking relief was needed.

Danny Jake/Hallowell Cluster- BOS granted preliminary plan approval. Waiting for Final Plan submission.

Gambone Development Co, proposed Mixed Use Overlay Ordinance, Holly Road – The final draft was discussed, the P/A members had concerns with traffic and acreage issues, Ms. Curran also felt the acreage should be increased to 25 acres. Mr. Reitz asked what the benefits would be to the Township, Mr. Kennedy replied that a mixture of uses that are walkable distances are an ideal transition for residential areas with open space components. Mr. Garner was concerned that there is no trigger to stop residential construction therefore no commercial would be built, you could allow for 32% residential construction before you must start commercial, Mr. Kennedy felt that would not be needed because they are confident that we can get commercial in quickly, we prefer to let market determine commercial we would have provisions for maintaining commercial pads. Ms. Pishock asked if residents would be told what to expect as far as commercial prospects, Mr. Kennedy stated there will be full disclosure, commercial will be walkable distance even to the Giant. The Planning Agency added some changes to the ordinance asking for a traffic study, increase acreage to 25 acres, maintenance/phasing of common areas, and disclosure of master plan. Mr. Garner will add the changes to the final draft. Mr. Kennedy

asked for the Planning Agency's recommendation, including the changes to the BOS for advertisement for public hearing. Mr. Link asked how this would affect 209 fees, Mr. Garner said that there will be a Land Development Plan to figure out Act 209 fees. Mr. Kennedy stated that there are a number of interests in this area, Mr. Sell stated how can you live where you don't know what is going to be built behind you, Mr. Kennedy stated that the ordinance limits what can be constructed.

A motion was made by Mr. Reitz, seconded by Mr. Zern to recommend approval of the Neighborhood Mixed Use Overlay District, including changes made by the Planning Agency, to the Board of Supervisors for advertisement for a public hearing. Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed. Mr. Garner will send draft to Mr. Kennedy.

Amended R-1 Cluster Ordinance Donnelly Tract, Middle Creed Road (Final Draft) – Mr. Kennedy gave a brief overview of the Draft Cluster Amendment which would provide an option to allow smaller lots with larger open space in certain residential areas. Mr. Kennedy asked for the Planning Agency to recommend approval to the Board of Supervisors of the Cluster Amendment for public notice advertisement.

A motion was made by Mr. Reitz, seconded by Mr. Sarker to recommend approval of the Cluster Amendment to the Board of Supervisors to advertise for public notice. Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township- 1500 E. Philadelphia Ave (the Corner Shop) – No new information. Mr. Kennedy, Ed Emery-owner of property, and Susan Phillips were present to discuss a preliminary traffic study and the feasibility of placing a 4700 square foot Turkey Hill Market with 10 fueling stations, and a 3500 square foot bank with 3 drive-thru lanes on a 3.2 acre site located at 1500 Philadelphia Avenue. This would replace the existing Turkey Hill on E. Philadelphia Avenue, it would be identical to the Turkey Hill in Eagleville which has a residential appearance with decorative lighting not commercial lighting, and the gas canopy is residentially softened in appearance with gas signs lowered. Based on the evaluation the crash analysis indicated no fatalities or major injuries in the past five years. There were no crash trends or safety issues identified. The development of the proposed 4700 square foot convenience market with 10 gasoline pumps and a 3500 square foot bank with 3 drive-up windows will generate 8 entering and 5 exiting trips during the morning peak hour and 28 entering and 30 exiting trips during the evening peak hour that are new to the adjacent roadway system. Access to the subject site is proposed via two full movement access driveways; the first to Gilbertsville Road and the second to E Philadelphia Avenue. The access driveways will be located as far as possible from the signalized intersection. No turn restrictions are recommended, however, we recommend further study of the queues from the signalized intersection in relation to the site access points. Mr. Reitz was concerned that a lot of future development pressure must be withstanding by this site, Mr. Stouch stated that the roadway is a nightmare already and will create traffic on other roads to avoid the backlog, emergency response will be slowed. Mr. Sell stated that a bank or restaurant will create even more traffic. Mr. Mahlar asked if there are any plans to keep the existing house, it is an older historical house, Mr. Kennedy replied that Mr. Emery's goal is to find long term financial security for his family. Mrs. Edman asked what is to say that gas leaks will not contaminate the wells, Mr. Kennedy stated that certain protocols and backup protocols are now required to prevent these issues. Mr. Kennedy stated that there are several ways to get zoning for this proposal; amending the existing zoning, conditional use hearing, overlay, or Zoning Hearing Board use variance. Mr. Reitz asked Mr. Garner to go over the difference between a conditional use, overlay, and use variance. Mr. Garner a conditional use is a formal hearing before the BOS, they could control any aspect of the plan, an overlay is a change to the zoning ordinance; standards or text change, however this takes time to do, and a use variance would go through the zoning hearing board, notices would be sent to neighboring properties to attend the

hearing and the zoning hearing board would hear testimony and could possibly recommend conditions for the variance. This would be done more quickly (60 days) than the other options. Ms. Curran had reservations about a zoning ordinance amendment because another developer could develop under it. Ms. Pishock asked if the zoning hearing board denied the variance could they go back and try another avenue, Mr. Garner replied yes. Mr. Reitz asked each planning member to give their concerns: Norton – traffic concerns and having another vacant building, Sarker – traffic concerns, and concerns involving zoning variance, Reitz – traffic concerns, Zern – traffic concerns and traffic signal concerns, Adams – he likes the concept however has traffic concerns, Pishock – traffic concerns and zoning variance concerns. A preliminary traffic study was performed however another traffic study was suggested.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, Preliminary Development Sketch Drawing was resubmitted. This proposal is a work in progress, more information is expected at the next meeting.

Congo Road Bridge Replacement/Walking Path – Pete Hiryak, the Township Manager, gave a brief overview of the proposed Congo Road Bridge replacement stating that PennDot has offered a proposal to replace the existing bridge with a 100 year bridge including a secured walking path on the bridge, the bridge would then be turned over to the Township to maintain. The walkway will be in favorable position to the Donnelly Tract and Smith Road open space properties, the opportunity proposed is to get a protected walkway on the bridge, what are the P/A thoughts. Mr. Sell stated, Mr. Hiryak I am against walking paths to nowhere, it encourages walking on roads that are too dangerous to walk. We will be putting a burden on future generations where will they get the funds to maintain it. The manager stated I am just giving the information to the Planning Agency as requested by the BOS. Mr. Stouch stated that the walking path would connect to future open space properties. Ms. Pishock stated that PennDot will eventually be turning everything back to the Townships, we should get the 100 year bridge with the path for future development.

A motion was made by Mr. Reitz, seconded by Ms. Pishock to recommend approval of PennDot's proposed 100 year replacement bridge for Congo Road with walking path however is concerned with the cost. Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Nay, Adams-Nay, Pishock-Aye. Motion passed.

Boyertown School District – Will be attending the August 14th P/A Meeting regarding the High School Expansion Project.

Signage Ordinance

A motion was made by Mr. Reitz, seconded by Ms. Pishock to recommend approval of the Signage Ordinance to the Board of Supervisors for advertisement for a public hearing. Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. "Green Building" Ordinance (Reitz, Wynne, Pishock)
- b. Sketch Plan Ordinance
- c. Lighting

(INACTIVE)

- d. Revitalization

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Pottstown Metro Regional Planning Commission –Ms. Curran stated that someone has been hired as the Circuit Rider and will start in August 2014. The Pottstown Area Health & Wellness Foundation is sponsoring a local park participation competition until the end of July called “On Your Park, Get Set, Go”, Grant money will be issued by the number of residents visiting the various local parks and voting for their favorite park. The voting will occur by scanning QR Codes or voting online. Information is posted at the parks and on the website.

Public Comment

No public comment was given.

Municipalities Planning Code Topic

No topic discussed.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – Phase I Approved
- IV. Danny Jake/Hallowell Cluster – Preliminary Plan Approval
- V. Quigley Bus Service – June 2015
- VI. Zern Tract – August 2014

Mr. Garner stated that the Zern Tract Subdivision Plan has a timeline deadline of August 2014 and will expire prior to the next Planning Agency Meeting, it is his suggestion that the P/A recommend to the BOS that the plan be denied subject to a request for a plan review extension.

A motion was made by Mr. Reitz, seconded by Mr. Sarker to recommend to the BOS to deny the Zern Tract Subdivision Plan subject to a request for a plan review extension. Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Ms. Pishock, seconded by Mr. Zern to adjourn the meeting at 9:00pm Norton-Aye, Sarker-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 14th, 2014

Respectfully submitted by,
Marcy Meitzler