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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M.

Members in attendance were: Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Meredith Curran from MCPC, Pete Hiryak, and 14 residents and/or developers.

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 July 10th, 2014, Mrs. Edman stated that on page 2 under the 1500 E. Philadelphia Ave discussion her name is spelled wrong and she did not say that her well or her neighbors well was contaminated by leaking gas pumps and asked for the minutes to be corrected, no other changes were given.

A motion to recommend approval of the July 10th, 2014 Planning Agency minutes, with the above corrections, was made by Mr. Reitz, seconded by Mr. Wynne. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Boyertown School District-High School Expansion Project-Dr. Faidley, David Szablowski, Jay Clough, John Hartman – A presentation was given on the upgrade of the Senior High School building to be completed by 2017 when ninth grade moves to the Senior High Building. The bus area would be redone to allow 3 buses wide with continuous sidewalks to allow students to board buses, the stone parking lot would be redone with asphalt and lighting and there is a proposed road extension down Monroe past the baseball stadium to Montgomery Avenue that would be gated to allow bus and student traffic as a second exit off campus, this would possibly be open also for high traffic functions at the school which would have 3 lanes out at Montgomery Avenue to PennDot Standards, there would also be retaining walls and sidewalk to and from the school off of Kiehl Road, the parking lots would be resurfaced. There will be 24,000 square foot addition for 5 art rooms and a new sports center, there will a traffic circle added. Presently it is difficult to figure out where the main entrance is at the school, the entrance will be redone with a new secure entrance. Ninth grade students will occupy all three stories of the old senior high building, this will be refurbished because it is in good condition. The cost of the project including PennDot standards on Montgomery Avenue will be approximately 61 million dollars. Ms. Pishock asked if this would impact traffic on the Douglass Township part of Montgomery Avenue, specifically at the intersections of Montgomery Avenue and County Line Road and the intersection of Montgomery Avenue and East Philadelphia Avenue. Some Planning Agency members were unsure of where the Township boundary line with Colebrookdale Township was located. Mr. Theil, who lives near the boundary, explained the location of the Township line, Mr. Clough stated that the intent is for bus traffic to go either to Rt.100 or to N. Reading Avenue to start their bus routes, the buses will not use the intersection of Montgomery Avenue and Philadelphia Avenue. No other questions were asked.

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.

Danny Jake/Hallowell Cluster- Rick Mast and Neal Shaw were present to ask the P/A for Final Plan Approval recommendation to the BOS. Mr. Wynne stated that the P/A just received the review letter from Mr. Sartor and they were not able to review the letter with Mr. Sartor. Mr. Garner stated that the concerns listed in Mr. Sartor's review letter did not impact the plan, it appears to be minor items and if they choose the P/A could recommend approval on condition that these items be addressed and satisfied.

A motion was made by Mr. Wynne, seconded by Mr. Sarker to recommend final plan approval of the Hallowell Cluster Development to the BOS under the condition that all items be addressed and satisfied on Mr. Sartor's review letter dated 8/11/14. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

Gambone Development Co, proposed Mixed Use Overlay Ordinance, Holly Road and Amended R-1 Cluster Ordinance Donnelly Tract, Middle Creek Road sent to BOS.

Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township- No new information.

1500 E. Philadelphia Ave (the Corner Shop) – Mr. Kennedy and Ed Emery-owner of property were present. Mr. Kennedy stated that he has decided to go with an Overlay District and he would like to work with the Solicitor and the County Planner on the overlay, Turkey Hill is very interested in this project. The P/A agreed to Mr. Kennedy's request as long as they are kept up to date with the progress of the proposed ordinance, and the proper paperwork and escrows are submitted to the Township office.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, Revised Sketch Drawing submitted. Review Extension Requested.

Traffic Impact Study Requirements –As part of the P/A Workshop, Ms. Curran supplied the P/A with samples of Traffic Impact Study's and requirements, she will have a draft for next month's meeting. Mr. Wynne wanted to discuss trigger points that would determine if a study was needed in the SALDO requirements at the next workshop.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – Workshop 9/11/14
- b. "Green Building" Ordinance (Reitz, Wynne, Pishock)
- c. Sketch Plan Ordinance

(INACTIVE)

- d. Lighting
- e. Revitalization

Pottstown Metro Regional Planning Commission –July Meeting was cancelled.

Public Comment

Mrs. Edman asked for Mr. Garner to explain Mr. Kennedy's overlay proposal, Mr. Garner stated that the developer is looking at an ordinance amendment to allow additional uses in the current zoning district for the Township to consider but ultimately the Supervisors have the final say if an overlay is passed. Mr. Wynne asked what Turkey Hill's obstacles are, Mr. Garner said it is a permitted use issue. Mr. Wynne was concerned with the number of additional trips generated by a new use, Ms. Curran said that they provided a preliminary traffic study however it was a trip count of their existing location traffic. Turkey Hill has stated that their use does not generate new traffic but relies on existing pass through traffic, a convenience store is not a traffic generator. Mr. Garner stated that any high volume retail use would have the same traffic problems. Mr. Zern asked if the overlay could be used only for that location, Ms. Curran stated that it could be used elsewhere if someone wanted to do so. Mr. Wynne stated we will see what Mr. Kennedy brings back to the P/A. Mrs. Edman asked if this project would use well water, Mr. Wynne stated that it would probably have to get hooked up to public water since Superior Water is available in the area, also there were concerns of gas contamination because of proposed fuel pumps. Mr. Wynne stated that Mr. Kennedy will probably be back to further address these issues and concerns. No other comments were given.

Municipalities Planning Code Topic

Discussion to review and revise specific sections of the zoning and saldo ordinances.

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 – Review Extension Requested

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:55pm Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 11th, 2014

Respectfully submitted by,
Marcy Meitzler