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The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M. Members in attendance were: Bill Zern, Neal Sarker, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, John Stasik, and 19 residents/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 November 12th, 2015, no changes were given.

A motion to recommend approval of the November 12th, 2015 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Zoning Hearing Board

Eldon Leasing (Assoc. Truck Parts) proposed pole barn, dimensional variance request for side yard setback, building coverage, and fence requirements. Ken Picardi, CFO Linda Heimbach, and Surveyor John Aston were present to ask the P/A for recommendation for a dimensional variance for relief from the side yard setbacks from the required 25' to 21'1/2" to allow trucks to pull off of Bartman Ave and back into the proposed storage building to unload and load parts, relief from the required 30% building coverage to allow 35% coverage, and relief of the required 4" fence height to allow a 6' fence. Mr. Picardi explained that these allowances will make the site safer for the residents and also help to store all parts inside the building leaving the site uncluttered. Currently parts are stored outside and delivery access is limited and trucks usually have to unload in the street, it is a thriving business with 31 employees. The proposed 6' fence is a wooden shadowbox fence which would be installed closer to Bartman Avenue. Mr. Picardi asked the P/A for recommendation of approval to the BOS and the Zoning Hearing Board. The members stated that they had no problems recommending approval.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval of a dimensional variance request by Eldon Leasing (Assoc. Truck Parts), to the Board of Supervisors and the Zoning Hearing Board, for relief from side yard setbacks and building coverage for a storage building, and fence height regulations. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Clover Hill, John Backenstose – R-1 Niantic Rd., Settlement Agreement with BOS. Final Plan received 11/2/15, Gilmore & Associates review in progress.

Quigley Bus Service – Revised Land Development Plans and Traffic Study with additional intersections received. G&A review dated 11/11/15, waiver request dated 10/16/15, MCPC review dated 11/24/15, TIS dated 11/11/15, and a copy of the 6/15/12 ZHB decision.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in December 2015.

Wynstone Subdivision – New Hanover Township- Project presentation to BOS 10/19/15. Discussed at PMRPC 12/3/15. Future traffic meetings with PennDot and Montgomery County will be announced.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Staff meeting notes dated 12/1/15 and G&A review of zoning plan dated 12/1/15.

Minister Creek LP – Mixed use project – Letter and Map from PennDot 9/28/15.

Municipal Floodplain Ordinance – Copy of Draft Ordinance sent to DCED for review.

Donnelly Tract – 44 lots Middle Creek Road, R-1 Cluster Zoning. Revised plan received 11/16/15. Reviews in 2016.

Main Street Financial, 1012 E. Philadelphia Ave – John Aston, proposed land development, shared parking with Catagnus Funeral Home. G&A review dated 12/3/15. Awaiting revised plan in 2016.

Sign Ordinance – U. S. Supreme Court Case, awaiting update in 2016.

140 Renninger Road – George Weidell – Mr. Weidell wants to remove the current access to his property and obtain right-of-way from a neighboring property owner. Mr. Garner feels that this is a zoning department matter. Mr. Weidell should meet with the Township’s Zoning Officer for his review and interpretation.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Land Use Assumption Report would be further discussed in 2016.
- b. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- c. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- d. Sketch Plan Ordinance

(INACTIVE)

- e. Lighting
- f. Revitalization

Pottstown Metro Regional Planning Commission Update – The Regional Traffic Study was discussed concerning the Wynstone Development. Mr. Reitz recommended sending a letter to PMRPC addressing our traffic and roadway improvement concerns.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to send a letter to PMRPC addressing the concerns of Douglass Township with regard to the Regional Traffic Study and the Wynstone Development. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – February 16th, 2016
- III. Zern Tract – February 16th, 2016
- IV. Donnelly Tract – February 16th, 2016
- V. Main Street Financial – 1012 E. Philadelphia Ave – February 16th, 2016

2016 Planning Agency Meeting Dates – The meeting dates have been approved.

A motion was made by Mr. Reitz, seconded by Ms. Pishock to adjourn the meeting at 7:23pm. Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 14th, 2016.

Respectfully submitted by,
Marcy Meitzler