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The meeting of the Douglass Township Planning Agency was called to order at 7:04 P.M. Members in attendance were: Bill Zern, Joe Richardson, Tom Wynne, Ed Reitz, and Carl Adams. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs, Supervisor Alan Keiser, and 12 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag, and asked if there were any changes, corrections, or additions to the Planning Agency minutes of April 13th, 2017. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the April 13th, 2017 Planning Agency minutes. Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, and Adams-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary/Final Plan submitted 6/2/16. Awaiting Final Plan Revisions.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial. (Land Use Appeal Pending, Traffic Impact Study received 5/1/17 to G&A for review).

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2017.

Wynstone Subdivision – New Hanover Township, no new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Preliminary Plan approval granted. Awaiting Final Plan Submission.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, Land Development Plan Submitted 3/21/17. G&A Review Letter dated 4/10 and MCPC Review 4/11/17 (Revised).

PA Medical Cannabis Legislation – No new information.

Holly Road – Neighborhood mixed use on 52 acres. Awaiting Preliminary Plan Submittal.

Turkey Hill – Awaiting new information. .

Main Street Financial – John Aston, awaiting a new plan submission.

Sketch Plan and Riparian Corridor – adopted by BOS on 4/1/17.

Stafy- Smith Road, R-2 (5 residential lots). G&A review letter 4/3/17. New cul-de-sac layout submitted 4/18/17. Mr. Graf explained that the property is located at Smith Road & Huntsville Drive consisting of 10 acres. The developer proposes to have five lots on 3 acres with the Stafys' keeping the remaining 7 acres with their existing house, driveway, and pool. Mr. Graf stated that at the last P/A meeting there were concerns with the cul-de-sac extension and they have developed a proposed concept plan as an alternative by extending the right of way with temporary cul-de-sac to push through to Smith Road allowing for future development. Mr. Clement said we want to address the P/A concerns to satisfy any issue and then present it to the Board of Supervisors. Mr. Wynne stated that it meets the intent, however the cul-de-sac has now become a limited access road. Mr. Reitz asked if there is an entrance to this proposed development now on Smith Road, Mr. Graf replied no. Mr. Reitz was vocal about putting an emergency access through the property on proposed lot 5, Mr. Clement stated that he is not willing to change the access, that would cut straight through the property, he would not do the development if he has to do that and felt that the Stafy's would not want to do that either. Mr. Hagadorn stated that he thought it was mentioned before about a temporary easement to allow access for emergency vehicles. Mr. Clement stated that the area for the access is not drivable and wet. Mr. Hagadorn stated that Mr. Gibson's development will be completed and the roads resurfaced before this proposed development starts, this would put construction vehicles on this new road and he felt this would cause major damage to the new road. Mr. Clement and Mr. Graf stated that this development would be finished before Mr.

Gibson's development is dedicated, if we can't get this completed by May 2018 then shame on us.

Mr. Graf stated there will be no construction vehicles on the new roads, Mr. Clement agreed that if this development can't be completed before Mr. Gibson has dedicated the roads then Mr. Clement will have to construct an access. Ms. Dobbs preferred the new proposed layout however had concerns with the limited access, but agreed that the new layout is key for future development. Mr. Hagadorn asked what easements are on the property, the Stafy's stated that there is a 30ft powerline access from Fox Hollow across from their property. Mr. Reitz again stated that he felt an emergency access should go through lot 5 on the property. The majority of the Planning Agency Members generally liked the new layout better, Mr. Clement asked to be on Monday May 15th Board of Supervisors Agenda to get the Supervisors input on this new layout, the Secretary agreed to pass this on to the Township Manager for the Monday night meeting.

Moyer/Mooney – Jackson Rd & Rt. 100 Land Development Proposal – Self Storage, Intro of Sketch Plan, MCPC Review 4/20/17, G&A Zoning Review Dated 5/4/17. Mr. Civitella stated that they took the original sketch plan and made a second sketch plan showing the maximum built out. Mr. Civitella stated that zoning hearing appeal paperwork has been presented to the Township, Mr. Wynne stated that the Planning Agency has not received the paperwork on this and is not prepared to make a decision, Mr. Civitella understood but wanted to briefly discuss the issues based on Gilmore & Associates review letter dated 5/4/17. Mr. Wynne had concerns with the use of the small cutoff section and a right in/right out access for the facility as far as difficulty making a left turn with campers and large vehicles, it would be difficult to maneuver the larger equipment to make a left turn. Mr. Hagadorn wants a traffic review and emergency access for the area, and he didn't think there would be any issue with parking, Mr. Wynne wanted parking in reserve also. Mr. Hagadorn asked what is proposed for the outdoor storage since it is required to be enclosed and concealed from view, Mr. Civitella stated that they plan to enclose it with a 6-foot fence. Mr. Hagadorn stated that the fence would be moved near Market Street, a variance would be needed for water and sewer. Mr. Hagadorn and Mr. Doll asked for copies of the deed for 500 & 501 Jackson Road. Ms. Dobbs asked if the applicant is comfortable that some sort of agreement is to be done for future modifications to the site or plans. Mr. Civitella agreed with Ms. Dobbs.

Crossroad – Upper Pottsgrove Sketch Plan 49 Units, Managers email dated 4/25/17 – No Response to Date.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA – No Workshop scheduled.
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions– Mr. Wynne asked for a signage workshop to be scheduled.
- d. Landscape Ordinance – Mr. Wynne asked for a landscape workshop to be scheduled because there seems to be issues with every plan that comes in here especially commercial plans. Ms. Dobbs stated that she will compare it with other similar Townships, trees could be managed by HOA's.

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Discussions involved the pending DVRPC Traffic Study, the 2018 Scope of Traffic Study, and the 2019 Traffic Study – future scenarios.

Public Comment

Mr. Wynne had concerns with the proposed Traffic Studies, there is a tremendous amount of traffic since Mr. Gibson's Development on Middle Creek Road and maybe these studies have to be looked at again because traffic has really changed, did we do a traffic study and/or why was there no traffic study for that area. Mr. Hagadorn suggested including Roadmaster Mike Heydt in these development discussions and involve staff more, Mr. Wynne stated that we need to review proposed new developments and make it a point to drive the impacted areas during the planning process of the proposed developments, we should have required Mr. Gibson to do improvements on Congo Road and Smith Road. Mr. Hunter asked what happens with the Quigley Bus proposal, Mr. Hagadorn replied that the Quigley plan has restrictions on what roadways are utilized. Mr. Reitz added that Grosser Road didn't come out as planned, we need to review this better. Mr. Hagadorn stated that traffic engineers do counts on the roads that they think they believe traffic should use, however people are choosing other routes to avoid normal traffic flow, Mr. Richardson added that driver speeds are increasing on these less traveled roads causing safety issues. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – Awaiting Final Plan
- IV. Graterford Properties – Indefinite
- V. Stafy (Smith Road) – July 2017
- VI. Gilbertsville Veterinary Hospital Expansion – June 2017

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

The next Planning Agency Meeting will be held on June 8th, 2017.

Respectfully submitted by,
Marcy Meitzler