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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: Josh Stouch, Joe Richardson, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisors Alan Keiser and John Stasik, and 6 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 July 13th, 2017. No changes, corrections, or additions were given.

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

Zoning Hearing Board Decision – Moyer/Mooney, proposed Storage Facility Application, Rt.100 & Jackson Rd, granted variance with conditions: zoning section 1201.3.B granted with the provision that there will be allowed a maximum of eight (8) exterior parking facilities for recreational vehicles and boats. Section 1204.D.1.b - that variance was withdrawn from consideration, Section 1205.2 was granted on condition that Moyer-Mooney tie into public sewer and public water when it becomes available on Market Street. Sections 2502.5B and 2502.7.A – required number of parking areas based on square feet was granted, Section 2502.7.C granted variance requiring an unloading area for each group of buildings, all above variances were granted upon the condition that the design of the buildings and the screening and softening buffers required by the Township will be installed in conformance with the Township's directives and procedures, in addition the variances were granted with the condition that all other ordinances of the Township will be followed including the Land Dev Ordinances, the Stormwater Runoff Ordinances, and the requirements for a sewage system approved by Montgomery County.

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 – (Land Use Appeal Pending, Traffic Impact Study received 5/1/17 - G&A review dated 6/1/17 – Trip generation methodology handout). Mr. Hagadorn gave an overview of the Staff meeting held on 8/9/17 stating that the purpose of the meeting was to discuss the G&A June 1, 2017 Traffic Impact Study review memo as well as the overall status of the project. Discussion was on separating the project into two phases, with each phase receiving half of the projected vehicles. Phase 1 would include enough capacity for 66 buses, 32 vans, and 117 cars as well as construction of the entire storm water management system, landscaping, an office, fuel island, roadway improvements, and rough grading for Phase 2's expansion of the parking areas. Phase 2 would only consist of expansion of the employee and school vehicle parking areas. A brief discussion was whether Phase 2 would be handled as a land development or as a building permit, but no decisions were made. Along with the phasing of the project, the applicant requested that the Traffic Impact fee would also be completed in 2 phases, with each phase comprising of a fee of \$241,530.63 or half of the total traffic Impact fee, which is based on half of the full build-out condition where 175 new PM peak trips would be generated from the site in total. The Township is generally in support of the phasing of the Traffic Impact fee; however, if the second phase of the project were to not be completed within the next 10 years, the current traffic impact study may no longer be applicable. The applicant discussed proposing a not-to-exceed fee and these options should be presented to the P/A for discussion. The existing sight line conditions and a sight line easement were discussed for traffic at the intersection of Schlegel Road and Swamp Creek Road. Ms. Koza asked whether the sight line distances should be evaluated for passenger vehicles or for larger vehicles because the requirements are slightly different, but no decisions were made. An exhibit will be

prepared by the applicant showing the required sight line distances for both passenger vehicles and larger vehicles and showing the affected property owner's property line and the Swamp Creek Road right-of-way. Once the area has been determined for the sight line distance easement, the Township will set up a meeting with the affected property owner to discuss the need for site visibility and maintaining vegetation within the sight line easement. It was agreed that a revised Traffic Impact Study report would be prepared and the applicant would attend the September P/A meeting to review traffic comments as well as the proposed roadway improvements to Schlegel Road and Middle Creek Road. In the interim, Nick Feola and Josh Hagadorn will correspond with regard to the roadway improvements. Mr. Wynne wanted a review of proposed road improvements, Mr. Hagadorn stated that we will visit the site to again review road/intersection improvements.

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

Wynstone Subdivision – New Hanover Township, MCPC review dated 7/12/17.

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, BOS approved Preliminary Plan & Waivers.

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.

Stafy- Smith Road, R-2 (5 residential lots). Revised plans, waiver request, and G&A second review received 8/4/17. Rolph Graf went over the revised waiver request letter of 8/8/17:

Waiver for Section 406.3.C – the proposed cul-de-sac length 730 feet long, which exceeds the requirement. The proposal is to extend the current cul-de-sac an additional 165 feet, the Stafy's will retain the remainder of the property along with the existing home. Preserving the existing home, coupled with avoiding the drainage swale bisecting the property makes connection to Smith road unfeasible at this time.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the waiver request for Section 406.3.C to the BOS. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 406.4.C – a temporary cul-de-sac street shall not be extended as a cul-de-sac street, but shall be connected to another through street, unless approved by the Supervisors.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval of the waiver request for Section 406.4.C to the BOS. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 411.9.F – the applicant is proposing HDPE piping in lieu of concrete pipe, the HDPE piping has a life span similar to concrete pipe and is an approved alternative by PennDot. Mr. Hagadorn stated he did not have a problem with this.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the waiver request for Section 411.9.F to the BOS. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 420-3.C – consider revised plan to provide half the plant material of that required as part of the filtering buffer similar to a Softening Buffer s defined by the SALDO. The applicant is requesting reduction in the required number of trees and shrubs.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the waiver request for Section 420-3.C to the BOS for reduction in amount of trees and shrubs, however would like

applicant to consider using the redacted trees to satisfy MS4 requirements elsewhere in the Township. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 411.8.D – a partial waiver is requested to allow less than the required 2.0 feet from the top of the berm embankment to the emergency spillway elevations to provide 1 foot of freeboard from the top of berm elevation to the calculated 100-year flow elevation over the emergency spillway. Basin has been designed to provide the required 1 foot of freeboard from the top of berm elevation to the top of the water elevation of the 100-year storm passing through the emergency situation. Additionally, all basin slope are 4:1 to allow for easy maintenance. Given the relative flatness of the site and its small size, the proposed basins are shallow with a 100-year storm ponding depth of less than 3.0 feet. Mr. Hagadorn was okay with the waiver request.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the waiver request for Section 411.8.D to the BOS. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 424.1.A – a partial waiver from the requirement to provide sidewalk along both sides of all streets, requests to provide sidewalk along just one side of the proposed street. Language will be added per MCPC that sidewalk must be connected by next developer to developer of lot 4.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval of the waiver request for Section 424.1.A to provide sidewalk along just one side of the proposed street providing language be added to provide that sidewalk must be connected by next developer to developer of lot 4. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 426.5.C – a partial waiver from the requirement of a snow removal easement of 40 ft. wide at the ultimate right-of-way line and 15 feet deep shall be provided. A proposed snow removal easement has been provided per discussions with the Township, and is located at the end of the proposed cul-de-sac, extending the entire width of the proposed right-of-way and approximately 18.78 ft. deep, (12'x50' wide).

A motion was made by Mr. Wynne, seconded by Ms. Pishock to recommend approval of the waiver request of Section 426.5.C to the BOS. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver for Section 405 – a waiver from the requirement to design infiltration facilities to handle stormwater runoff, a soils investigation was completed at the site prior to design. In lieu of infiltration facilities, the stormwater design focuses on improving water quality and increasing infiltrative capacity of the soils through plantings of trees and shrubs, grasses swales, roof drain disconnection and landscape restoration throughout the site. Mr. Hagadorn was okay with this however NPDES approval is needed so it would be pending any changes.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of waiver request of Section 405 to the BOS pending approval by NPDES and pending any changes. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Waiver of Section 407 – a waiver from the requirement to provide a 24-hour discharge for the 1-year storm, and the requirement for the 2-year, 24-hour storm peak flow shall be released to the existing conditions 1-year storm peak flow. The area will benefit from the addition of trees and shrubs and dense lawns. No downstream erosion is anticipated as the runoff from this area is reduced from the corresponding predevelopment peak rate and drains to an existing piped stormwater system. Mr. Hagadorn stated that he was okay with this as waiver request as 90% of runoff flows to basins.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of waiver request for Section 407 to the BOS. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend approval, to the BOS, for the Preliminary Development Plan of the proposed 5-lot Stafy Plan. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Derr Annexation– Congo Niantic Road – Annexation, MCPC review 7/28/17, Zoning letter 8/4/17. Mr. Aston was present and asked for recommendation to the BOS for approval for the proposed Derr Annexation Subdivision for property to be divided into 3 lots consisting of one house/one house/one garage. The Township Zoning Department has no problem with the annexation.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval, to the BOS, of the Derr Annexation/Subdivision for three individual parcels consisting of one house, one house, and one garage. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – October Workshop
- d. Landscape Ordinance – Fall Workshop

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

No July meeting.

Public Comment

Ms. Noecker stated that she moved into her home on 401 Bow Lane in 2005 and complained that her basement has been flooded out several times from inadequate storm water drainage and she wanted the P/A to authorize the Manager to give her the reports of the Engineer's findings. It has cost her \$20,000 to fix her basement and feels that the Township is responsible and she is not getting any satisfaction from anyone. Mr. Wynne explained to Ms. Noecker that they are a recommending body to the BOS involving developments, zoning, and ordinances and she would need to attend a BOS meeting and address this issue with the Board, the next meeting is August 21st, 2017 at 7pm. Mr. Updegrave inquired if there will be any testing required for air quality by the EPA for the Quigley Bus Facility, Mr. Hagadorn stated if air quality becomes an issue it can be addressed. Mr. Updegrave replied that he thought it would have to be tested. 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) – November 2017
- VI. Gilbertsville Veterinary Hospital Expansion – Awaiting Final Plan Submittal

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A motion was made by Mr. Reitz, seconded by Ms. Pishock to adjourn the meeting at 8:00pm. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 14th, 2017.

Respectfully submitted by,
Marcy Meitzler