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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: Joe Richardson, Tom Wynne, Ed Reitz, Bill Zern, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, and 4 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 September 13th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Zern, seconded by Mr. Wynne to recommend approval of the September 13th, 2018 Planning Agency minutes. Richardson-Aye, Wynne-Aye, Reitz-Abstain, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, Waiver Request Letter dated 9/4/18, Revised Plan dated 10/1/18. Tim Hendricks, and Susan Rice – waiver request letter dated 9/4/18. Ms. Rice was present to go over the amended waiver letter: §22-411.4(N) The waiver is requested to allow the basins to be situated within proposed building lots rather than on separate lots. A HOA will be established to assume perpetual operation and maintenance responsibilities for the proposed storm water management BMP's, §22-411.8.A.(1) The waiver is requested to allow the recharge area for the BMP's located on Lot 4 to be located approximately 30 feet from the dwelling on Lot 4. The proposed distances from structures exceed the 10 foot minimum, which is consistent with standard engineering practice, §22-411.8.A.(2) The waiver is requested to allow the recharge facilities located on Lot 4 to be located closer than fifty feet to the property boundary. Due to the configuration of Lot 4 and the feasible location for a recharge area, the recharge facility cannot practically be located 50 feet from any property boundary or right-of-way line, §424.1.A. The waiver is requested to provide sidewalk in front of Lots 1 through 10 along Andrea Lane, all lots associated with the subdivision and not along the existing Brown property. The sidewalk proposed will provide a pedestrian route to Gilbertsville Road from all proposed lots, §2007-03-405.A.2 The waiver is requested because the recharge volume requirement cannot be met due to the limitations of the site soil's ability to infiltrate storm water runoff, and §410.1.3 The waiver is requested to allow a maximum side slope of 4 horizontal to 1 vertical in order to increase surface area for the bottom of the basin and to maximize storage volume. Mr. Wynne asked Mr. Hagadorn if he was opposed to any of the waiver requests, Mr. Hagadorn stated that there were other minor issues but he did not oppose the waivers however he would like a formal review by the emergency services for their input or recommendation.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the amended Waiver Request Letter dated April 30th, 2018 amended September 4th, 2018 of the 400 Gilbertsville Road Plan to the Board of Supervisors contingent on the G&A requirements and emergency services review for input or recommendation. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Ms. Rice asked for recommendation for plan approval to the Board of Supervisors. Mr. Wynne felt that it would be best for Preliminary/Final Plan approval with the conditions of the G&A review letter and contingent upon emergency services review and input or recommendations to the plan.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Preliminary/Final Plan approval for the 400 Gilbertsville Road Plan to the Board of Supervisors contingent upon the G&A review letter and review by the emergency services for input or recommendations. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Quigley Bus Service – (Land Use Appeal Pending) Staff/Engineering meeting held 8/9/18. Will attend a future P/A meeting.

Danny Jake/Hallowell Cluster- Staff Meeting scheduled 11/29/18 2:00pm. Final Plan to BOS for review in 2018.

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. Final Plan Pending.

Minister Creek LP – Mixed use project – (Project on Hold).

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

PA Medical Cannabis Legislation – No new information received.

Holly Road – Neighborhood mixed use on 52 acres. Revised Sketch Plan Review dated 9/12/18. (Awaiting preliminary plan submittal).

303 Gilbertsville Road- Proposed 20 lots, awaiting official plan submission for reviews.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed Use Proposal, Workshop on zoning scheduled.

Workshop Items

(ACTIVE)

- a. Workshop – Mixed Use Proposal – Swinehart Road also Act 209 discussion November 8th.
- b. Signage and Lighting Ordinance Revisions – This will be the next project for possibly January 2019.
- c. Act 209 Study – Act 209 Committee Meeting TBA – (additional engineering work budgeted for September 2018). Possible January 2019 Committee Meeting.
- d. Zoning/SALDO Updates (Codification in process)
- e. Mapping out Market Street

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

January meeting will involve the Regional Traffic Study. John Cover gave a presentation on the Keystone Economic Plan. Mr. Hiryak stated that Douglass Township submitted for a grant of \$25,000 for Smith Road Park improvements, a new pavilion and playground equipment proposed.

Public Comment

No comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – October 2018 – The manager stated that he received an Review Extension Request for 11/30/18. The manager stated that the road names were being reviewed by Chief Smith and Andrew Duncan and there will be Lane and Road tweaks. Mr. Richardson asked if there were standard road names, the manager replied that developers pick road names and the Township reviews the names to make sure there are no identical road names in the area.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the BOS a Review Extension Request for the Zern Tract until 11/30/18. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

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Mr. Hagadorn stated that he met with the engineer for the Zern Tract and the NPDES is expected next week. The Final Plan for Phase I & II need the Supervisors approval. Mr. Hagadorn is working with Mr. Gambone on easements for culvert replacements and a formal write up of the easement from the Gilbertsville Area Community Ambulance property is requested. This development may end up being constructed by Ryan Homes.

- IV. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303 Gilbertsville Road – Sketch Plan

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:17pm. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 8th, 2018.

Respectfully submitted by,
Marcy Meitzler