

July 14<sup>th</sup>, 2016 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:02 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, Pete Hiryak, Alan Keiser, and 7 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 June 9<sup>th</sup>, 2016. No changes were given.

A motion to recommend approval of the June 9<sup>th</sup>, 2016 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Zoning Hearing Board – Berks/Mont Trading Co, Swinehart Road R-3 district, expansion of non-conforming use, outside flea market proposal & additional signage – requires zoning relief. Mr. Kevin Zimmers, Mark Akins, and their surveyor were present to discuss their proposal. The owners stated that they have improved the property and discussed adding an indoor auction room with 70 seats, and 93 parking spaces on the property. Additionally there will be 28 (14'x20') vendor spaces at the outside flea market area to allow a vehicle and table to be set. The owners were looking for support from the Planning Agency. The P/A questioned if the flea market area would be covered or open, hours of operation, if auctions and flea market would be held at the same times, do neighboring properties oppose this proposal, does the building have a sprinkler system. The surveyor stated that there is a one way in with a 24' aisle driveway, Mr. Zimmers stated that the outdoor flea market area would be uncovered, since the flea market is seasonal it would be from 8-4 preferably on Sundays, auctions would be held on Saturdays both would not be held at the same time and that could be a condition given at the hearing, the neighbors have given positive feedback to the proposal, and the surveyor stated that the building does not have a sprinkler system. Mr. Wynne suggested that the zoning department and fire marshal look at the building plans, and Mr. Hagadorn should check into the storm water management, he also asked if anyone looked into an exit/entrance off of Brookside Drive. The manager suggested for the owners to complete the zoning hearing application to start the process for the proposed use, signage, and potential storm water management issues for the August 11<sup>th</sup> P/A Meeting. Ms. Dobbs suggested moving some of the parking spaces from the front of the property to the rear (except for H/C), adding rain gardens in the front to decrease impervious coverage, and adding sidewalks for future use. These will all help to improve the existing non-conformity of the property.

#### **Subdivisions and Land Developments**

**Graterford Properties** – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16<sup>th</sup>, 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 review continuing, staff meeting correspondence dated 4/25/16). School bus trip generation review dated 6/6/16. The manager stated that Mr. Quigley has hired a new traffic engineer, McMahon Associates. Mr. Hagadorn stated that the new engineer has reached out the G&A. Mr. Reitz asked if there is any information on the bus routes, re-districting will happen, it was agreed that the Township should reach out to Mr. Missimer of the School District on the traffic concerns and the zoning hearing board decision restricting bus traffic on Swamp Creek & Middle Creek Roads. The manager agreed to reach out to Mr. Missimer and get him involved with these issues.

**Danny Jake/Hallowell Cluster**- Final Plan to BOS for review in 2016.

**Wynstone Subdivision** – New Hanover Township, Preliminary/Final Subdivision & Land Development Plan received by New Hanover in June 2016. Staff meeting @ New Hanover Township 7/28/16 @ 9:30am. Mr. Hagadorn stated that he will not be there Mr. Leh from G&A will be attending. The manager stated that the P/A was invited and Solicitor Brant's office will be attending.

**Danny Jake Corporation, Zern Tract** – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. G&A review letter dated 7/6/16. Mr. Hagadorn stated that the developer has excluded a lot of ADA Accessibility in the plan and he has not yet received a waiver request letter. Ms. Dobbs stated that her review letter will be ready next week however she felt that street trees were needed, if they made a 1 car garage with a 1 car driveway and had access to rear parking in the alley it would open up the front for street trees, now it is asphalt to asphalt with no trees. Mr. Hagadorn stated that there are site distance issues with this development, traffic calming methods are needed. Ms. Dobbs stated that street parking calms traffic down. Mr. Hagadorn stated that there is no real open space for kids to play, they will play in the street. Ms. Dobbs recommended the Basin B area for a community field for the kids to play and making the storm water management system an underground system. The P/A agreed that Market Street has to come into play before they will stamp it with approval. Review letters will be received in time for the August meeting.

**Minister Creek LP** – Mixed use project – Transportation Impact Study Submission dated May 2016.

**Donnelly Tract** – 44 lots Middle Creek Road, R-1 Cluster Zoning. BOS Approved Preliminary Plan Resolution and Waiver Request. Awaiting Final Plan Submittal.

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

**Gilbertsville Veterinary Hospital Expansion** – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal/Zoning Hearing Appeal Application.

**Sealstrip** – 103 Industrial Drive – G&A review letter dated 7/5/16. Mr. Wynne stated that maybe trip generation should be looked at because with the new storage area there will be more truck trips generated. Mr. Hagadorn stated that there will be a storm water maintenance fee or escrow required.

**Building Coverage** – Accessory structures in R-2 Zoning district, Zoning Amendment Proposed. Mr. John wrote a letter to the P/A asking for a Zoning Ordinance Amendment for Accessory Building Coverage stating that in years past homes were built to fit the building coverage provisions with plenty of coverage left to allow the homeowners to build needed accessory structures, builders today need to market houses that have a larger foot print which uses up the allowable building coverage and leaving the new property owners with almost no remaining building coverage for accessory structures. Mr. John recommended to add a definition for Building Coverage, and add an additional permitted building coverage for balconies, unenclosed porches, decks pools, sheds, entranceways, and similar buildings, whether attached or detached. He also recommends a coverage percentage increase for lots up to 20,000sf 7.5% and 20,001sf and up at 10%. The P/A wishes to discuss this proposed amendment with the zoning department before moving forward.

### **Workshop Items**

(ACTIVE)

- a. Act 209 Study – Mr. Hagadorn briefly went over traffic counts from the 2004 Act 209 study compared with the most recent 2016 traffic counts for the original 14 studied intersections, also included are the counts for the additional 9 intersections that were studied. There was an increase in traffic on Grosser/Thrush/Gilbertsville Road that was expected because of Wawa, there was an unexpected increase in traffic on Rt73/Smith Road/Elm Street and decreased traffic on Jackson Rd/Rt73, and County Line/Holly Rd. Mr. Hagadorn stated that the Turkey Hill Traffic Counts were received and will be reviewed by G&A for September/October P/A meeting.
- b. Zoning/SALDO Updates
- c. “Green Building” Ordinance
- d. Sketch Plan Ordinance
- e. Riparian Buffer Ordinance

(INACTIVE)

- f. Lighting
- g. Revitalization/Montco 2040 Implementation Plan – Grant awarded in the amount of \$150,000 for Phase I Municipal Parking Improvements.
- h. DCED-CFA Greenways, Trails and Recreation Programs - \$250,000 Grant Application

submitted for Douglass Park Improvements Phase II.

Ms. Dobbs suggested to put the grant award matching funds in the budget for next year and to keep track of the Township's expenditures on this project.

**Pottstown Metro Regional Planning Commission Update** – No meetings.

**Public Comment**

No comment given.

**Deadline Dates for Subdivision Submittals:**

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – September 8<sup>th</sup>, 2016
- IV. Donnelly Tract – Awaiting Final Plan Submission
- V. Graterford Properties – September 8<sup>th</sup>, 2016
- VI. Sealstrip Corporation – September 8<sup>th</sup>, 2016

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:15pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 11<sup>th</sup>, 2016.

Respectfully submitted by,  
Marcy Meitzler