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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: Joe Richardson, Tom Wynne, Ed Reitz, Bill Zern, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Alan Keiser, and 12 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 October 13th, 2016. No changes were given.

A motion to recommend approval of the October 13th, 2016 Planning Agency minutes was made by Mr. Zern, seconded by Ms. Pishock. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-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 – ZHB date 12/01/16.

Gilbertsville Veterinary Hospital, 1538 E. Philadelphia Avenue VCC Zoning, expansion of use, parking, and buffering. ZHB date 12/01/16.

Joseph Dolansky, 550 County Line Road M-1 Office/Lt. Industrial, expansion of garage & front yard setback. Mr. Picardi represented the property owners and stated that the property is approximately 11 acres with floodplain and riparian corridor areas. The owner wishes to replace his existing garage with a larger garage and is asking for zoning relief for the expansion of a non-conforming use and relief from the front yard setbacks. The proposed new structure is aesthetically friendlier than the current garage, the hardship is that there is no other place on the property for this structure. The closest neighbors to this property is Cabot Super Metals and a church across the street, neither is opposed to this proposal. The P/A asked if this garage is strictly for residential use, not for a business or anything like that. Mr. Picardi stated that it is strictly for residential use.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend, to the Zoning Hearing Board and Board of Supervisors, approval of the garage expansion and front yard setback variance request for 550 County Line Road. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-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. Indefinite plan review extension.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial. (Land Use Appeal Pending, traffic review continuing).

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. No new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Waiver requests recommended 10/13/16. Just submitted clean plan on 11/10/16. Mr. Smeland stated that we have come to agreements on all P/A issues, and are asking for the P/A to recommend approval to the Board of Supervisors. Mr. Wynne stated that he did not think it appropriate to go to the BOS without the Engineer's or MCPC reviews, waivers are a big deal and the Supervisors want recommendations. These plans just came today and I would ask for review time, I think it would be

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Danny Jake's advantage to get the reviews completed before going to the BOS. Mr. Rosen, Mr. Shaw, and Mr. Smeland all agreed that Danny Jake Corporation is okay with that, they will wait. Mr. Smeland stated that site lighting is on the plan, he used the new LED version of the lighting requirements. Mr. Wynne recommended that Mr. Smeland get Ms. Dobb's input on the lighting, Mr. Reitz felt that the LED lighting was a good idea. Mr. Hagadorn asked if the cost estimate for Market Street included with the plan, Mr. Smeland replied that it is not included however he will get those numbers for the P/A and Engineer for December's meeting. Mr. Shaw wanted to be clear that they mean the connector road estimate, Mr. Hagadorn replied yes. Mr. Wynne stated that the next meeting will be 12/15/16, Ms. Dobbs stated that she would not be here for the December meeting, another representative from the County will attend.

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

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, revisions pending. Meeting with Zoning Department pending.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal.

Sealstrip – 103 Industrial Drive – (Project on hold)

Holly Road – Neighborhood mixed use on 52 acres, Revised Sketch Plan received November 2016. Mr. Hagadorn stated that he does not have a review letter tonight. Mr. Thom Ludgate representing Gambone Dev Corp stated that the Sketch Plan meets the zoning requirements. Two access roads have been added to the plan. Mr. Wynne wanted the open space area closer to the townhomes, Ms. Dobbs liked the idea of more active open space around the townhomes. Walking trails are preferred over ball fields. The open space should be more centralized for the residents. Parking areas at the residences was discussed. The P/A discussed a narrower roadway from 30' to 25' to allow street tree planting. There was concern over the residential units being too close together. The P/A also discussed sidewalks and street trees along Holly Road. Mr. Ludgate will revise plans per the discussion tonight and submit for review.

Turkey Hill – TIS review dated 7/18/16 – Mr. Emery is trying to set up a meeting with PennDot before the end of the year.

Main Street Financial – John Aston, a new Sketch Plan will be submitted for review.

Sketch Plan and riparian Corridor – Final Draft needed. Ms. Dobbs, Mr. Hagadorn, and Mr. Doll will get together to do a clean final draft.

2017 Meeting Dates - for review. The P/A reviewed the 2017 Meeting Dates, all members agreed with the meeting dates.

A motion was made by Mr. Wynne, seconded by Ms. Pishock to approve the 2017 Planning Agency Meeting Dates. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Act 209 Study – 2016 Traffic Counts (from the 14 original intersections plus the additional 9 intersections) received in June 2016 – Manager will schedule Act 209 Committee Meetings after the 2017 Budget meetings have been completed.
- b. Zoning/SALDO Updates
- c. “Green Building” Ordinance

(INACTIVE)

- d. Lighting

Pottstown Metro Regional Planning Commission Update – There was no meeting in November. The manager stated that a new Regional Recreation Coordinator (Circuit Rider) has been hired and he will be making the rounds to introduce himself to each participating municipality, his name is Michael Lane.

MCPC Planning Assistance Contract Renewal – the MCPC Planning Assistance Contract will be ending and a new 3 year contract needs recommendation to the BOS.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to the BOS to approve a new 3 year contract for MCPC Planning Assistance. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Public Comment

No comment.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – (February 9th, 2017)
- IV. Donnelly Tract – Awaiting Final Plan Submission
- V. Graterford Properties – Indefinite
- VI. Sealstrip Corporation – Hold
- VII. Main Street Financial – Awaiting New Plan Submission

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:57pm. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 15th, 2016.

Respectfully submitted by,
Marcy Meitzler