

December 15th, 2016 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M.

Members in attendance were: Josh Stouch, Ed Reitz, Tom Wynne, Bill Zern, and Carl Adams.

Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Peter Hiryak, Alan Keiser, and 7 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that two Planning Agency terms are up at the end of this year, so Mr. Zern and Mr. Reitz if you are interested in returning please notify Mr. Hiryak of your intentions.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of November 10th, 2016. No changes were given.

A motion to recommend approval of the November 10th, 2016 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Wynne. Stouch-Aye, Reitz-Aye, Wynne-Aye, Zern-Aye, Adams-Aye. Motion passed.

Zoning Hearing Board

Berks/Mont Trading Co, Swinehart Road R-3 District, expansion of non-conforming use, outside Flea Market/Auction proposal & additional signage – hearing continued until January 5th, 2017.

Gilbertsville Veterinary Hospital, 1538 E. Philadelphia Avenue VCC Zoning, expansion of use, parking, and buffering – Variance Granted with conditions.

Joseph Dolansky, 550 County Line Road M-1 Office/Lt. Industrial, expansion of garage & front yard setback. Zoning Hearing date 1/05/2017.

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Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial.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 2017.

Wynstone Subdivision – New Hanover Township, Preliminary/Final Subdivision & Land Development Plan received by New Hanover in June 2016. Discussed at Pottstown Metropolitan Regional Planning Committee.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Waiver requests recommended 10/13/16. Plan submitted November 2016, G&A review dated 12/06/16. Mr. Smeland, Mr. Rosen, and Mr. Shaw were present to discuss the Revised Waiver Request Letter dated December 12, 2016. Mr. Smeland, Mr. Rosen, and Mr. Shaw were representing Danny Jake/Zern Tract – Mr. Hagadorn stated that it appears there are more trees than there is room for on this site so we are considering a fee in lieu of or placing them in our park, also the buffering along Market Street will be a possible fee in lieu of. Mr. Smeland stated that they are placing a softening buffer along Market Street. Mr. Hagadorn stated that we asked for a more ADA accessible trail system, Mr. Smeland stated that they are providing turn around areas and ADA parking spaces at the Gazebo and Park areas, street and traffic islands lights will be installed. Car headlights will be blocked by retaining walls and shrubs. Traffic calming measures include 4 way stop signs. Mr. Smeland stated that he would like to use LED lighting which he is using in another development, the Fire Marshal went over the hydrant locations, Market Street contributions are Act 209 fees (\$336,475.62) plus a monetary contribution of (\$170,400) for a total of \$506,875.62. Mr. Wynne asked if there would be conditions on that contribution, Mr. Rosen stated no conditions. Mr. Shaw asked for clarification that you are not using that

money for a connector road until Market Street is a go, Mr. Wynne replied that is correct. Mr. Smeland stated that there is a waiver revision letter dated 12/15/16 for two additional items: to allow the proposed rain gardens to be designed in accordance with normal rain garden design criteria, rather than the Township's Detention Basin Design criteria in regard to freeboard requirements. This will allow the rain gardens to fit into the surrounding topography and look more natural. Additionally, this waiver is also requested in order to permit Basin A and Basin C to provide less than the required 2 feet of separation distance between the spillway and top of berm, and to allow infiltration systems to be located closer than 15 feet to residential structures, provided that the system is shallow (less than 4 feet) and that the residential structures do not have basements. Mr. Hagadorn did not have a problem with any of the waivers requested.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to recommend approval, of the Revised Waiver Request Letter dated 12/15/16, to the Board of Supervisors for the Danny Jake Corp/Zern Tract Plan. Stouch-Aye, Reitz-Aye, Wynne-Aye, Zern-Aye, Adams-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to recommend, Preliminary Plan approval for the Zern Tract Plan with trees/fee in lieu of provision, to the Board of Supervisors. Stouch-Aye, Reitz-Aye, Wynne-Aye, Zern-Aye, Adams-Aye. Motion passed.

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. G&A review dated 12/07/16.

Turkey Hill – TIS review dated 7/18/16

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

Sketch Plan and Riparian Corridor – The Riparian Corridor Ordinance has been reviewed by Mr. Hagadorn and by Mr. Doll, no changes have been made to the draft ordinance. The Sketch Plan Ordinance – Mr. Hagadorn suggested adding the location of the floodplain and steep slopes to the ordinance. Mr. Wynne said how accurate does this have to be, we want a non-engineered plan for a sketch plan. Mr. Wynne felt that it would be very costly for the applicant, we just want a sketch that reflects what they are proposing to do and then if it is feasible, they would go through the more involved stages of an actual plan. Mr. Hagadorn suggested removing certain sections of the draft ordinance in order to simplify the initial sketch plan, he recommended removing #8, #11, #14, #15, and #18. The Manager stated that we need to be careful that we don't hinder Mr. Hagadorn's review. Mr. Wynne stated that he would like to keep it simple, Mr. Reitz suggested having a part II to the ordinance – Mr. Doll felt that was not an option it is either a sketch plan or not. All agreed that the applicants will need to understand that there will be more involved from that initial sketch to the preliminary plan. Further discussion included that an approximate location of existing buildings had to be part of the sketch plan and also an aerial pictures of the area

The revised draft of the proposed Sketch Plan Ordinance will be ready for review at the January P/A Meeting. It was agreed that the proposed Riparian Corridor Ordinance would be held until the proposed Sketch Plan Ordinance is ready in order to submit them both to the Board of Supervisors for approval. No action was taken.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting will be scheduled in 2017.
- b. Zoning/SALDO Updates
- c. “Green Building” Ordinance

(INACTIVE)

- d. Lighting

Pottstown Metro Regional Planning Commission Update – Mr. Stouch stated that he and Mr. Kuklinski attended the PMRPC meeting. Other neighboring municipalities brought up the traffic issues concerning the proposed New Hanover Town Center. The Roads and intersections in the area are already rated C (maximum capacity) and there are an additional 7500 trips in the study. There are 700 proposed homes and 30 acres of commercial, School District Officials also attended the meeting and are concerned with the impact on the schools. The roads within this proposed development will be private roads, not dedicated to the Township. A modified version of the old plan was being pushed through, however the County deemed this as a new plan. County and PennDot approvals are needed for this proposal. Montgomery County is going to see if the DVRPC can fund a regional traffic study to see how the proposal will affect the surrounding municipalities.

Public Comment

Mr. Hagadorn stated that G&A met with Sue Phillips on 1500 E. Philadelphia Avenue and discussed how many new trips would be generated with the Turkey Hill proposal, the result was 64 additional afternoon trips. The owner is willing to add \$500,000 to improve the intersection at Gilbertsville Road/E Phila Ave. This is the opportunity to have something improved at this area, Mr. Stouch asked if the traffic study took into consideration the New Hanover Towns Center trips, Mr. Hagadorn replied no. Mr. Reitz stated that the traffic congestion from all the development proposed has to be considered, half a million helps us work with PennDot to come up with a solution. Mr. Stouch asked if this is just for a Turkey Hill with gas pumps nothing else on the site, Mr. Hagadorn stated yes. Mr. Stouch asked if we can fix the intersection without Bermont Motors, Mr. Hagadorn replied that we can improve it with money and land from the Turkey Hill proposal. Mr. Hagadorn stated that they will reach out to the Township for a staff meeting with Turkey Hill, Staff, and PennDot in the future. 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 – (February 9th, 2017)
- IV. Donnelly Tract – Awaiting Final Plan Submission
- V. Graterford Properties – Indefinite
- VI. Sealstrip Corporation – Hold

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

The next Planning Agency Meeting will be held on January 12th, 2017.

Respectfully submitted by,
Marcy Meitzler