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The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M.

Members in attendance were: Joshua Stouch, Joe Richardson, Bill Zern, Tom Wynne, Ed Reitz, and Carl Adams. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 8 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that Mr. Stasik was in Lehigh Hospital with health issues and would not be attending the meeting, everyone wishes Mr. Stasik a speedy recovery. Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 8th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the March 8th, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Adams-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. BOS working on Developer Agreements, Storm Water Agreements, and Escrows.

Quigley Bus Service – (Land Use Appeal Pending) Awaiting further information from Developer.

Danny Jake/Hallowell Cluster- 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 Submission Received 4/11/18.

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.

PA Medical Cannabis Legislation – No new information received.

Holly Road – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. G&A review dated 10/6/17 and MCPC review dated 11/6/17. Will attend future P/A meeting.

Moyer/Mooney – Land Development Plans were submitted on 3/8/18. G&A Review Dated 4/4/18.

Mr. Civitella was present to go over the waivers and deferrals for the proposed Self Storage.

Waivers: Section 305.4.B – Show other streets within 400 feet of the tract - developer requests not to be required to show Summer Hill and Ashley Circle within the Summer Hill Development on the land development plans; Section 305.4.C – Show location and size of sanitary, storm sewers and utilities...within 400 feet of the tract – the developer requests not be required to show sanitary, storm sewers and utilities within the Summer Hill Development on the land development plans; Section 305.4.1 – Show location, size, species and condition of trees six inches in diameter – the developer requests not be required to locate the on-site existing trees in areas not being developed; Section 306.1.A – Drafting standards...profile shall not exceed 50 feet to the inch and the vertical scale of the plan shall not exceed 5 feet to the inch – the developer requests to allow profiles to be drawn at scale of 1"=20' (vertical); Section 411.7.G – All infiltration systems shall be designed to infiltrate the stored volume within 48 hours – the developer requests to allow draw down time to be 72 hours, as is allowed in the Swamp Creek Act 167 Storm water Ordinance; Section 411.8.A(1) – Storm water recharge systems shall be located at least 50 feet from any structure, whether existing or proposed – the developer requests that all nonresidential building separation distances be the 15' as is allowed for residential buildings per SALDO Section 411.7.F; Section 411.9.F – Pipe material and thickness. All storm sewers shall be class III reinforced concrete pipe - the developer requests to allow all on-site storm sewer collection pipes to be SLCPP; Section 420-2.A.4 – Street trees shall be required along all existing driveways serving two or more nonresidential properties – the developer requests not be required to plant trees along the driveway since the driveway is temporary. The applicant is required to remove this driveway and provide a new

driveway to the site from the proposed Market Street upon the construction of said roadway by Douglass Township as part of the Route 100 Corridor improvements; Section 420-3.B.1 – A buffer planting area of not less than 25 feet in width shall be established along all property lines and external street boundaries of the tract proposed for land development - the applicant is requesting a waiver from this section for the following reasons: Not be required to provide buffer plantings along the property lines as there is existing vegetation which provides adequate screening and the applicant will be providing landscaping along the perimeter of the entire on-site developed area, upslope of these boundary lines, to provide additional screening; Section 420-4.B.2 – The ends of all parking rows shall be divided from drives by planting islands – the developer requests not be required to provide planting islands at the end of the parking areas. The applicant will however provide one tree at each end of the southwest car parking area, as recommended by the planning commission; Section 420-4.C.1 – The perimeter of all parking lots shall be planted with a filtering buffer – the developer requests not be required to provide the additional buffering since the applicant will already be screening the parking areas as part of the landscaping to be provided at the perimeter of the developed area.

Deferrals: Section 420-2.A.2 – Street trees shall be required along all proposed streets – the developer requests to defer this section as it pertains to providing street tree plantings along the “future” Market Street until this roadway has been constructed by Douglass Township as part of the Route 100 Corridor improvements; Section 420-4.5.A – All proposed non-residential structures shall incorporate the following minimum plant materials in the landscaping areas adjacent to the proposed structures – the developer requests to defer this section until such time the realignment of Jackson Road and the “future” Market Street has been constructed by Douglass Township as part of the Route 100 Corridor improvements. The applicant will be providing, at this time, landscaping along the perimeter of the entire on-site developed area.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the following Waivers and Deferrals to the Board of Supervisors. Waivers: 305.4.B, 305.4.C, 305.4.I, 306.1.A, 411.7.G, 411.8.A(1), 411.9.F, 420-2.A.4, 420-3.B.1, 420-4.B.2, 420-4.C.1 and Deferrals: 420-2.A.2 and 420-4.5.A. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Adams-Aye. Motion passed.

Mr. Civitella asked when they should go in front of the Board of Supervisors, Manager Hiryak asked for a clean copy of the waivers and deferrals and then start discussions with the Board at the May 7th, 2018 meeting. However the manager said Mr. Civitella must return to the Planning Agency regarding continuing the land development plan review process.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA (Additional Engineering work budgeted for 2018).
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – This will be the next project after the Landscaping Ordinance is completed.
- d. Landscape Ordinance – Mr. Wynne stated that the workshop this evening was on the proposed Landscaping Ordinance and there will be an updated ordinance next month for review by MCPC.
- e. Mapping out Market Street

(INACTIVE)

- f. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that the PMRPC members sent a letter opposing the closing of the Pottstown YMCA. The Commission discussed how the Circuit Rider helped raise 1.5 Million in grant money for the participating municipalities and discussed designs and plans for the Tri-County Trail Systems.

Public Comment

Mr. Updegrave asked if the Township has an impact fee on homes in the Township. Mr. Wynne stated that we have a traffic impact fee there is no home impact fee in place. Mr. Updegrave asked if you plan on putting one in place, Mr. Doll replied that legally you cannot do that an impact would be on traffic, roads, EOC, open spaces. Mr. Updegrave said so it could be fire, police, ambulance however we need money to fix the roads we only repair one or two per year. Mr. Wynne stated that we are in the process of reviewing the traffic impact fees. Ms. Dobbs added that she only knows of Townships having traffic impact fees. Mr. Wynne added that when he does a job in different Townships they add a \$25.00 fee to the permit fees because he is not from that Township. We could pose it to the Board of Supervisors. No other questions 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. Holly Road – December 2020

A motion was made by Mr. Zern, seconded by Mr. Reitz to adjourn the meeting at 7:58pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 10th, 2018.

Respectfully submitted by,
Marcy Meitzler