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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, Sara Carpenter, Tom Wynne, Ed Reitz, Bill Zern, and Joan DiCicco. Also in attendance; Solicitor Blake Dunbar, Josh Hagadorn of Gilmore & Associates, Jamie Magaziner from MCPC, Pete Hiryak, 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 January 9th, 2020. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend approval of the January 9th, 2020 Planning Agency minutes. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, and DiCicco-Aye. Motion passed.

2020 Census Presentation – Tricia Reedy Jones

Ms. Jones stated that the 2020 Census Day is April 1st, 2020. The U. S. Constitution mandates a headcount every 10 years of everyone residing in the 50 states, Puerto Rico and the Island Areas of the United States and the U. S. Census Bureau must deliver a report of population counts to the President of the United States within 9 months of Census Day (on or before December 31, 2020). You can respond online, by phone, or by mail. It's easy with only a few questions, its safe the responses are confidential and encrypted, protected by cyber security measures, its very important for funding worth \$675 billion nationally. It affects communities' voice in Congress, redistricting, and planning for future needs with business, education, healthcare and transportation. We are maximizing outreach by using both traditional and new media, last year Pennsylvania was the second worst in responses. You will be receiving an invitation to respond online to the 2020 Census on March 12th, if you do not respond a reminder letter will be sent March 24th, a reminder postcard April 3rd, a reminder letter and paper questionnaire April 8-10, and a final reminder postcard April 20-27 before we follow up in person. The goal of the 2020 Census is to get a complete and accurate count of the population.

Gilbertsville Medical Campus Introduction – 1111 Grosser Road Lot B (behind Wawa), Frank Bartle, Esq.- Mr. Bartle was representing Mr. Drauschak & Mr. Brier to introduce the proposed Medical Center 25 acre property located at 1111 Grosser Road (behind Wawa) in the M-1 Office and Light Industrial Zoning District, property is currently owned by Kathryn Moore. The proposal is for a 4-story medical building for 80-115 beds, and two office buildings for support staff, the frontage will have two retail uses most likely a drugstore and bank. This use is permitted by right in the M-1 base zoning district of the overlay, the height requirement in M-1 is not to exceed 50', and we would need an amendment for the 65' height as allowed in the Overlay ordinance. The medical building will have its own security, a Fiscal Analysis will be done. The property will be a taxable entity and buffering, parking and lighting requirements and concerns will be addressed. Mr. Wynne wanted the professional staff to have a chance to look as this proposal. Mr. Smith noted that he did not see the footprint for a helicopter pad, Mr. Bartle stated this is not a formal plan we will address issues more in depth as we go forward. Mr. Drauschak explained that this is the new wave type of hospitals being built with 1st floor as ER and registration (support staff) and the above 3 floors serving as bed areas, this is a general reflection of what is in the market place. Mr. Hagadorn wants a zoning review before engineered plans are submitted, Mr. Bartle replied that we want our engineers to put together a site plan, it is our mutual interest to be compliant to your zoning regulations. Residents had questions involving would it be Tower Health, would surgeries be performed etc., Mr. Drauschak replied that more information will be gathered as we move forward in the process. Ms. Bauer had concerns about length of the leases and losing tax revenue, Mr. Bartle replied that the taxes would primarily be the responsibility of the owner of the property. Mr. Richardson

questioned possible expansion areas on the sketch that was provided to the P/A, Mr. Drauschak explained that the sketch was conceptual at this point. No other questions were given.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers.

Quigley Bus Service – (Land Use Appeal Pending) P/A recommended approval of waivers and preliminary plan to BOS.

Danny Jake/Hallowell Cluster- Rick Mast “Country View”, P/A recommended conditional final approval to BOS for review.

Wynstone Subdivision – Mr. Hiryak stated that he and several staff members attended a meeting at New Hanover Township on the New Hanover Town Center, basically they went over 27 or 28 waivers, and there was no discussion on traffic or other issues. New Hanover Township will schedule additional meetings to address traffic, drainage and road improvement concerns.

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

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plans submitted December 2019, G&A review dated 1/02/2020.

303/305 Gilbertsville Road – 16 lots, Preliminary Plan submitted November 2019, G&A Review Letter 12/11/19 & Waiver Request Letter 1/07/2020. Awaiting plan revisions.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS, awaiting plan submittal.

Stafy Tract II - 165 Smith Road, P/A recommended approval of waiver & plan.

Hugh Kelly – Buchert Road R-1 minimum lot size. Letter from Township Manager, Re: R1-A Zoning, zoning map should be corrected. Mr. Kelly thanked the manager for the letter clarifying the zoning of his property. Manager Hiryak stated that the zoning map does not reflect the R1-A amended zoning ordinance, he believes the zoning map change was overlooked during staff changes in 2005.

Avante Apartments Expansion – Chuck Garner, Esq. R-4 Residential Zoning Density Review. Ms. Magaziner reviewed the R-4 density of the surrounding municipalities and the range varied from 8 – 12 units per acre. Ms. Magaziner suggested that 10 units per acre a median number, Mr. Wynne stated that he did not have a problem with 10 units per acre. Manager Hiryak asked if Ms. Magaziner could send him an email with her findings and we will ask Avante Apartments to set up escrows. The Manager also asked Mr. Hagadorn and MCPC to review the proposed text changes for the ordinance when they are submitted.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 LUAR & RSA were approved by the BOS, a joint Public Hearing will be advertised and scheduled for April 9th, 2020 with Act 209 & P/A.
- b. Landscape Ordinance – Mr. Wynne asked for a final review at the P/A Workshop on March 12th, 2020 at 6:00pm.
- c. Signage/Lighting
- d. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review, ordinance updates required.

(INACTIVE)

- e. Green Building Ordinance
- f. Revitalization

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that the Urban Homestead Ordinance was discussed which involves the keeping of bees, gardens, and chickens. An overview of the DVRPC High Street project was discussed involving parking and trail connection from Stowe to the Hospital to Sanatoga.

Public Comment

Fire Marshal Rick Smith stated that for 15 years we have a Knox box ordinance, this allows the fire department to access a key to use in fire alarm response calls. All of the homes on Detar Road has fire alarms but none have a Knox box installed, how can we get this done by the developer. Mr. Wynne stated that Mark John should be addressing this when building permits are issued. Mr. Wynne asked Ms. Magaziner to look into how other Townships are dealing with this issue. Mr. Smith stated that residents are pushing back they don't want to spend the money on the boxes. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303/305 Gilbertsville Road – Awaiting Plan Revisions

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 8:05pm. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 12th, 2020.

Respectfully submitted by,
Marcy Meitzler