

August 13<sup>th</sup>, 2020 Page 1

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

Members in attendance were: Joe Richardson, Tom Wynne, Carl Adams, Joan DiCicco, and Sara Carpenter. Also in attendance were Solicitor Blake Dunbar, Jamie Magaziner of MCPC, Allison Lee of Pennoni Associates, Pete Hiryak, Supervisor Alan Keiser, and 11 residents/developers. The meeting room was arranged for social distancing regulations and everyone was wearing personal protection equipment/masks.

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 July 9<sup>th</sup>, 2020. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Wynne to recommend approval of the July 9<sup>th</sup>, 2020 Planning Agency minutes. Richardson-Aye, Wynne-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

### **Subdivisions and Land Developments**

**Graterford Properties** – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers (On Hold)

**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 Phase 1 (15 Lots) was approved by BOS (Agreements, Escrows pending)

**Wynstone Subdivision** – No new information.

**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. Revised plans will be distributed to P/A & MCPC.

**303/305 Gilbertsville Road** – 16 lots, Revised Plan Submitted July 2020, Susan Rice – Pennoni Review 7/28/2020. Ms. Rice stated that they have received approvals from the Conservation District and PennDot, they are working on DEP permits, the sewer authority has reviewed the plans, and Aqua Water is reviewing the plans. We have received the review letter from Pennoni Engineering. Ms. Rice gave an overview of the amended waiver requests dated 5/29/2020 for SALDO Ordinance §411.8.K requires basin side slopes to be no greater than 4 horizontal to 1 vertical, requesting waiver to allow a maximum side slope of 3 horizontal to 1 vertical in order to increase surface area for the bottom of the basin, to maximize storage volume and to limit the amount of additional fill needed in the area of the basin. Mr. Wynne would like the houses on lot 10 & 11 moved away from the drop off and landscaping added, Ms. Rice stated that the homes could be shifted a bit; §414.2.A requires residential driveways to be located a minimum of 50 feet from street intersections, waiver is to allow the driveway for lot 7 to be located approximately 35ft from the intersection with Road A in order to keep the driveway on the high side of the lot, they are cutting down the bank and will raise the road a little for PennDot; §420-3.B.1 which requires a filtering buffer along the perimeter property line, the waiver is requesting to allow the existing vegetation along the northeastern property line to count as the filtering buffer and to not provide a filtering buffer along the property lines adjacent to the emergency access. The strip of ground dedicated to the emergency access will not change the view for adjacent property owners and the access should remain unobstructed so that emergency vehicles can access without issues. Eliminating a buffer in this location will also eliminate the potential for overgrowth and obstruction of the emergency access. A resident stated that it flooded in that area last week and the grass is very high back there, Ms. Rice said should would relay that to the owner. Mr. Wynne suggested possibly having trees on the southside, would it obstruct the view; §424.1.A requires sidewalks along both sides of Road A, waiver is to provide sidewalk along one side of Road A in front of lots 13 through 16 along Road A and would be maintained

by the specified lot owners. No sidewalk is proposed along Open Space A there are no lot owners to benefit from or to maintain the sidewalk, the sidewalk proposed will still provide a pedestrian route to Gilbertsville Road from all proposed lots; Act 167 Ordinance §405.A.2 the waiver is requested because the recharge volume requirement cannot be met due to the limitations of the site soil's ability to infiltrate stormwater runoff; §410.1.3 the waiver is requested to allow a maximum side slope of 3 horizontal to 1 vertical in order to increase surface area for the bottom of the basin, to maximize storage volume and to limit the amount of additional fill needed in the area of the basin. A resident asked if you are forced to hook up to the sewer and water, Ms. Rice stated that if you have existing water & sewer you will not have to connect to public water and public sewer but that is an option. Ms. Rice stated that there will be no deceleration lane, PennDot did not request it and PennDot letter is being revised.

A motion was made by Mr. Wynne, seconded by Mr. Adams to recommend approval of all waivers from Waiver Request Letter dated January 7<sup>th</sup>, 2020, Amended 5/29/2020. Richardson-Aye, Wynne-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Mr. Wynne stated that he would be willing to make a motion on the waiver requests however he prefers to wait for Preliminary/Final approval until next month.

**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 waivers & plan. BOS approved plan (Agreements and Escrow pending)

**Avante Apartments Expansion** – R-4 Residential Zoning Density Amendment. Public Hearing scheduled for 6:30pm Tuesday, August 18<sup>th</sup>, 2020 at Gilbertsville Fire & Rescue.

**Gilbertsville Medical Campus** – 1111 Grosser Road Lot B (behind Wawa), M-1 Office and Light Industrial Maximum Height Amendment Proposal. Public Hearing scheduled for after 6:30pm Tuesday, August 18<sup>th</sup>, 2020 at Gilbertsville Fire & Rescue.

**Schreiner Property** – R-1 West Branch Rd/Paper Mill Rd 3 lot Subdivision, Introduction to plan (Terry Tumolo, Tom Smith) – Mr. Tumolo & Mr. Smith stated that it will be a minor 3 lot subdivision, and will submit a preliminary plan because the lots are not perked at this time. The Paper Mill Road driveways for Lots 2 & are pending passing the perk tests, each lot is over 2-1/2 acres and we do not wish to disturb more than 1 acre at a time building one house at a time. Mr. Hiriyak stated that Paper Mill Road is a dirt road and maybe some improvements could be made by shaving off some of the bank for sight distance and some drainage work may be required along the property. We need a formal submission for review and a digital copy of the plan for the County.

**M. Niehls** – 107 Wild Run Rd, 2 lot Subdivision (pending) Steve Tabakelis (All County) – Mr. Tabakelis stated that this is currently a 23.48-acre farm with two homes, Mrs. Niehls would like to subdivide into two lots each to have one house, each lot has its own well and septic system, and each lot has its own driveway. A waiver request has been submitted for the 28ft cartway, sidewalks, and concrete curbs. The Pennoni & MCPC reviews will need to be completed. Mr. Wynne wants to hold off on any decisions until the review letters are received. Mr. Hiriyak asked for a digital copy of the plan for the County and Pennoni for their reviews.

## **Workshop Items**

(ACTIVE)

- a. Act 209 Study – Act 209 Public Hearing for TCIP (Transportation Capital Improvements Plan & Resolution) – Update Workshop @ 6:00pm September Meeting.
- b. Landscape Ordinance – P/A Workshop this evening will have working copy for workshop @ 6:30pm for September Meeting.
- c. Signage/Lighting - Mr. Wynne asked for signage/lighting to be the next workshop item.

- 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**

Manager Hiryak stated that a virtual meeting was held 7/22/2020. The Township's two proposed amendments were on the agenda for review, the discussion centered on whether they were consistent with our comprehensive plan. It was found to be consistent with zoning and growth in this area. No PMRPC meeting is scheduled for August 2020.

**Zoning Hearing Board** - Moyer/Mooney Rt. 100/Jackson Road, Variance Appeal for sign size, will attend P/A Meeting on 9/10/2020. Mr. Hiryak stated that they are appealing for a sign that is double the size allowed in the zoning and to allow more RV parking at the facility.

**Public Comment**

Mr. Carter commented on future storm water planning. Residents all around the outside edge of the Summer Hill Development had basement flooding and trash from the Wawa that must constantly be cleaned up by the residents. There should be an additional impact and storm water studies and an environmental impact study completed for any future project. If we continue to build we also need a new traffic study in the area. Mr. Hiryak stated that Mr. Carter brings up a point regarding runoff from other areas and how it effects every project, we are fortunate to have Pennoni Engineering looking at these storm water issues. Mr. Wynne said that we worked many years on the Rt. 100 Corridor and we have looked at each individual development to see how it would impact other areas and our ordinance should address all these issues.

**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 Ms. Carpenter, seconded by Mr. Wynne to adjourn the meeting at 7:55pm. Richardson-Aye, Wynne-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 10<sup>th</sup>, 2020.

Respectfully submitted by,  
Marcy Meitzler