

November 12<sup>th</sup>, 2020 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:04 P.M. Members in attendance were: Joe Richardson, Tom Wynne, Ed Reitz, Joan DiCicco, and Sara Carpenter. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Associates, Pete Hiryak, Supervisor Alan Keiser, and 9 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 October 8<sup>th</sup>, 2020. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend approval of the October 8<sup>th</sup>, 2020 Planning Agency minutes. Richardson-Aye, Wynne-Aye, Reitz-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. Staff meeting to be scheduled in December.

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

**Danny Jake/Hallowell Cluster**- Rick Mast “Country View” Phase 1 (15 Lots) approved by BOS (Agreements Pending).

**Wynstone Subdivision** – New Hanover Township, no new information.

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

**Holly Road** – Neighborhood mixed use on 52 acres. Awaiting Plan Revisions

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

**Schreiner Property** – R-1 West Branch Rd/Paper Mill Rd 3 lot Subdivision. Waiting for plan submission.

**M. Niehls** – 107 Wild Run Rd, 2 lot Subdivision, Preliminary/Final Plan to BOS.

**Kelly Minor Subdivision** – Boyer Engineering, Pennoni review 10/29/2020 & waiver request 11/6/2020. Mr. Boyer stated that this is a proposed 2-lot subdivision with lot 1 consisting of 3.10 acres of land containing the existing residential dwelling, on-lot septic system, well, gravel driveway and walkway to remain; lot 2 would be approximately 8.60 acres of land, containing the existing vacant land, which is to be later developed when an opportunity becomes available. Requested Waivers: Section 405.1 – to not require cartway widening along the Buchert Road frontage, no improvement are proposed on either lot, Section 407.1.A (3) & (4) – to not require the existing road to have a centerline radius of 150 feet, no new traffic is being generated by this project and no developments in the vicinity are anticipated, Section 424.1.A- to not require sidewalks along the road frontage, no sidewalks exist on the adjoining properties and are not anticipated to be constructed, Section 425.1 – to not require curbing along the road frontage, no curbing exists and no improvements are proposed on either lot, Section 426 – to allow a 20 foot wide easement on lot 1 for future utility connections, public sewer is located approximately 70 feet south of the site the easement allows for a future connection to lot 2 if lot 1 ownership changes, Ms. Lee asked for this to be shown on the recorded plan for use for future connection. Section 428.1 & 428.1.A – to not require lot 1 to connect to the public sewer system, a discussion with the BMMA Manager indicated they would not need to get involved until either of the lots would connect to their system, any connections would have to be designed, reviewed, and permitted before they could connect to the public sewer, and Section 429.1.A & B. – to not require lot 1 to connect to the public water system, the water main is along the entire road frontage of the property, if the existing well fails, they could have the option of re-drilling the well or connecting to the public water system. We are not aware of any issues with the existing well.

The Planning Agency and Pennoni had no other concerns with the request for waivers. The County had no major issues.

A motion was made by Mr. Wynne, seconded by Mr. Reitz for the Planning Agency to support the Waiver Requests for the Kelly 2-lot Subdivision Plan. Richardson-Aye, Reitz-Aye, Wynne-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Preliminary/Final Plan Approval to the Board of Supervisors for the Kelly 2-lot Subdivision Plan. Richardson-Aye, Reitz-Aye, Wynne-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Ms. Carpenter to recommend approval to the Board of Supervisors of the on-site Sewage Planning Waiver Request deferring responsibility to BMMA. Richardson-Aye, Reitz-Aye, Wynne-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Fire Company Property – Lot Consolidation Plan – the manager stated that the Fire Company Lot Consolidation Plan was prepared by Gorski Engineering combining 7 parcels into one parcel and must be reviewed by the County so that the Fire Company can ultimately file a land development plan in order to build a new emergency services building on site. Ms. Lee stated that Pennoni had no concerns with the consolidation plan. Chief Duncan also supplied a proposed concept plan of the new emergency services building for the Planning Agency to view. Montgomery County Planning Commission will provide a review for the lot consolidation plan next month.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend support to the Board of Supervisors for the consolidation plan of seven parcels into one large parcel for the Gilbertsville Fire Company. Richardson-Aye, Reitz-Aye, Wynne-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

### **Workshop Items**

(ACTIVE)

- a. Act 209 Study – Act 209 Public Hearing for TCIP (Transportation Capital Improvements Plan & Resolution) – Public Hearing to be scheduled 12/10/2020 @ 7pm, copies have been distributed. Mr. Wynne stated that there will be no workshop although they will discuss Act 209 @6:30pm prior to Public Hearing.
- b. Landscape Ordinance – Manager Hiryak asked for a Final Draft of the Landscaping Ordinance to forward to the Board of Supervisors for review, Ms. Magaziner will provide a presentation to the Board. Final Draft for P/A recommendation.
- c. 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

**Planning Agency Member Term Sheet** – The Manager stated that Mr. Reitz and Mr. Zern’s terms will be ending in December and asked for them to respond by email if you wish to be considered for another term. The manager stated that Mr. Zern has opted not to return due to health concerns.

**Pottstown Metro Regional Planning Commission Update**

The manager stated that agreements were made with the Montgomery County Planning Commission that will allow for more mini grants next year. There was a presentation on trails in Montgomery County and available money from the State for trails. Emphasis will be directed to trail awareness, trail safety, and public access.

**Public Comment**

No public comment.

**Deadline Dates for Subdivision Submittals:**

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

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:25pm. Richardson-Aye, Reitz-Aye, Wynne-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

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

Respectfully submitted by,  
Marcy Meitzler