

PLANNING AGENCY

January 13, 2011

HIGHLIGHTS

Welcome to new Planning Agency Member Gail Norton.

A motion to appoint Mr. Wynne as Chairman of the Planning Agency was made by Mr. Reitz, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

A motion to appoint Mr. Reitz as Vice Chairman of the Planning Agency was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

A motion to recommend approval of the December 9th, 2010 minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Abstain, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

A motion to recommend to the Board of Supervisors that a Mainstreet Committee be formed, whether it be made up of Planning Agency Members or the public, was made by Mr. Wynne, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M.

Members in attendance were: New Member Gail Norton, John Sartor, Bill Zern, Tom Wynne, Ed Reitz, and Anthony Casper. Solicitor Charles D. Garner Jr., Hannah Mazzaccaro from MCPC, Supervisor John Stasik, Mike Heydt, and Peter Hiryak. Also in attendance were 12 residents and developers. Engineer Robert Campbell arrived later.

Mr. Wynne led the Pledge of Allegiance to the flag

Mr. Wynne welcomed New Planning Agency Member Gail Norton. Mr. Wynne stated that he also wanted to thank Barbara Hartford for her service to the planning agency over the years.

At this time Mr. Wynne handed the meeting over to Solicitor Garner for the reorganization of the Planning Agency. The Solicitor asked for nominations for the Chairman of the Planning Agency. Mr. Wynne was nominated by Mr. Reitz, no other nominations were made. Mr. Garner closed nominations.

A motion was made to appoint Mr. Wynne as Planning Agency Chairman by Mr. Reitz, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed unanimously.

Solicitor Garner asked for nominations for Vice Chairman of the Planning Agency. Mr. Wynne nominated Mr. Reitz for Vice Chairman of the Planning Agency, no other nominations were made. Mr. Garner closed the nominations.

A motion was made by Mr. Wynne to appoint Mr. Reitz as the Planning Agency Vice Chairman, seconded by Mr. Zern. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed unanimously.

Mr. Wynne took over the remainder of the Planning Agency Meeting as Chairman.

A motion to recommend approval of the December 9th, 2010 minutes was made by Mr. Reitz, seconded by Mr. Wynne. Norton-Abstain, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

New Business/Old Business - Mr. Wynne stated that he thought it would be a good idea to institute a Mainstreet Committee whether it is made up of Planning Agency Members or the public.

A motion was made by Mr. Wynne, seconded by Mr. Sartor to recommend, to the Board of Supervisors, the formation of a Mainstreet Committee whether it is made up of Planning Agency Members or the public. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, and Casper-Aye. Motion passed.

Mr. Wynne stated that the Planning Agency received information from Stan Stubbe of the PA Outdoor Lighting Council for review by the planning members.

Mr. Wynne stated that the Board of Supervisors are reviewing the RV Parking Ordinance.

Mr. Wynne also stated that there was a staff meeting with discussion on Market Street with the Rosen Group and Gambone Organization. Mr. Garner agreed to summarize the discussion and forward it to the Members. Mr. Gambone will gather information as to his perspective of his property in regards to the Rt. 100 Corridor. Mr. Garner stated that Mr. Gambone's input would provide more insight to what is attractive as to the marketability of this area. Ms. Mazzaccaro added that in March she expected to offer colored site plans with input for the best use of this area for a more realistic built out scenario and what would be the fair percentage fee for the proposed road. Mr. Campbell stated that we have to look what properties are to be included as far as involving the Act 209 fees and also stated that the Traffic Engineer could do a presentation on the Act 209 and how the fees are calculated. The Manager stated that as far as any additional meetings Mr. O'Connell will be invited to attend as the representative for the Long property. Mr. Theil commented that a lot fees were given up regarding the Giant.

Subdivisions and Land Developments

Susan Rice presented a revised sketch plan of the Graterford Road Properties subdivision at 400 Gilbertsville Road in which they addressed stormwater management concerns by Pennoni. Lot #4 would have an underground detention basin which the homeowner would assume the maintenance responsibility, a filter would have to be replaced about every 3-4 years, and it is a more naturalized basin looking like a lawn with a slight depression. There would be a maintenance agreement with the homeowner and deed restrictions. Mr. Hunter stated that the realtor should be responsible for disclosure. Ms. Rice stated that there is an allowed overflow area for water to flow in case of an overflow or clog. The Engineer recommended that it should be available to clean this area from both ends. The Brown's were present and addressed their concerns of this basin and development issues, they are right next to the proposed development. The Brown's had questions about mandatory sewer hookup fees, pending easement agreements, and any costs incurred to them because of this development. They are not against the development going in however they can't afford any additional costs to them due to this development going through. Mr. Wynne stated that the Brown's should speak

directly with the developer and to the Berks-Mont Municipal Sewer Authority as far as what is required with abandoned sand mounds and sewer hookup fees. Mr. Hunter asked Mr. Stasik what the hookup fee is at this time \$3500, Mr. Stasik stated that the Brown's should contact George Moser for this information. The developer for Graterford Properties stated that he has been in contact several times with the Brown's and has offered to pay for the tap in fee. Mr. Brown asked what would happen if he doesn't sign the easement papers, Mr. Garner replied that the Township is not making you sign anything; this is between you and the developer. Mr. Sartor commented that he would assume the same agreements for the underground basin would also apply with the aboveground basin; Mr. Garner replied that the same agreements would apply to both and Ms. Rice has already sent proposed agreements to him for review. Mr. Sartor asked if the channel is stabilized, Mr. Campbell replied yes and you can always add more rip rap. Ms. Mazzaccaro asked if the recorded deed/Agreement would include a site plan, Mr. Garner replied that any deed or Agreement would have attached a site plan, depicting the lot in question. Mr. Sartor commented that he was not crazy over the slope on lot #5, there is no useable rear yard isn't there something you could propose, Ms. Rice stated that the only thing to do is expand into lot #6. There was a brief discussion on the feasibility of several smaller basins on other lots. Mr. Wynne asked for Mr. Campbell's comments, Mr. Campbell stated that the only concern is the amount of maintenance required on the lot #4 underground basin by the homeowner. Ms. Rice discussed the list of waivers that have decreased from 14 to nine. The Brown's were concerned if sidewalks would be put on Gilbertsville Road and the new development. The members seemed to agree to waive sidewalks at this time. Ms. Rice stated that the Landscape Plan will be coming. A replacement tree waiver was discussed for the buffering requirements. Ms. Rice stated that the plan will be revised with formal waiver requests.

Workshop Items

(ACTIVE)

Mr. Wynne asked for the Revitalization/Property Maintenance to remain on the active list, and he would like to start working on the Renters Ordinance as a group. Mr. Wynne has sample ordinances to review and would like Mr. Heydt to attend the next workshop; Mr. Wynne felt that the Renters Ordinance is necessary in order for inspectors to gain access into these rental buildings for code safety issues or violations.

Mr. Wynne stated that "Green Building" would remain active and we are waiting for the Green Building presentation by the County.

As far as TDR's, Mr. Wynne asked the Manager to ask the Board of Supervisors if they want this item pursued by the Planning Agency, the Manager stated that he would address it with the Board.

Mr. Wynne asked Mr. Reitz if he was interested in continuing to represent the Planning Agency at the Pottstown Regional Planning Commission Meetings and provide monthly updates to the members, Mr. Reitz replied that he would continue to do so and also reminded everyone that those meeting are open to the public.

(INACTIVE)

- a. Traffic Issues/Problems – By-Pass
- b. Sketch Plan Ordinance

Deadlines

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Graterford Road Properties – Waiting plan revision submittal.

Mr. Wynne asked if there was any public comment, no one replied.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Casper-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 10th, 2011 at 7:00PM.

Respectfully submitted by,

Marcy Meitzler