

HIGHLIGHTS

A motion to recommend approval of the May 9th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors that Quigley Bus Service be granted a one year plan review extension. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to add Mr. Sartor's recommended changes to the Sketch Plan Ordinance. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Zern, seconded by Mr. Wynne to adjourn the meeting at 8:09pm. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M. Members in attendance were: Gail Norton, Neil Sarkor, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, Debie Pishock, also in attendance; Mary Lou Lowery from Gilmore & Associates, Manager Pete Hiryak, Solicitor Charles Garner, Meredith Curran from MCPC, and 8 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 May 9th, 2013, no changes were given.

A motion to recommend approval of the May 9th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt.100/Grosser Road – Mr. Kerns addressed the engineering review letter from Gilmore & Associates on the proposed Wawa Development Plan. He stated that the soils survey will be completed and he will bring the results to the P/A. There are major concerns that the future connector road “Market Street” and the right-of-way are not shown on the current plan. Mr. Wynne wants the connector road and right-of-ways shown on the plan even if the location will change at a future date. Mr. Kerns suggested that he and Mr. Garner could sit down and put an agreement together that he believes will satisfy the Master Plan/connector road issue. The PennDot Route 100 access road will be dedicated to the Township. Mr. Graph discussed sidewalks, Mr. Reitz was concerned that there would be no sidewalks on Grosser Road because people would be walking to Wawa, Mr. Wynne agreed. Mr. Reitz expressed that there is no purpose for pedestrian walkways going toward Rt.100 from the site. Mr. Graph and Mr. Kerns stated that we will try to come up with something. Mr. Wynne had concerns with the minimum amount of large vehicle parking that was shown on the plan. Ms. Norton stated that there will be buses, tractor trailers, and work vehicles parking there and where on that area would you put the snow. Mr. Wynne stated that this would be an enforcement nightmare for the Township. Mr. Kerns said let us take a look at that; we will come back to you on that. Ms. Curran was in favor of the buffering along Rt.100 and the back of the property, Wawa was in favor of buffering around the trash dumpsters however they do not want to enclose the property with trees along Rt.100. Ms. Pishock asked about the

buffering on Summer Hill, Mr. Graph stated that they intend to preserve 800' of farmland; Mr. Kerns stated that the buffering will depend on what gets developed there in the future. Ms. Norton was concerned if the access roads would be wide enough for trucks to make the turns, Mr. Graph stated that the traffic engineer will address this issue. Mr. Reinert from Oak Street asked if a deceleration lane was needed on Grosser Road to get traffic in and out of the site. Mr. Graph stated that this also will be addressed by the traffic engineer. Mr. Reinert added that traffic is a hassle on Grosser Road because of the school buses. Mr. Wynne stated that we will look at these issues when the traffic study is in; we did not get that far yet in the plan review process.

Wilkinson Associates – Berwind II (71 Lots, Smith Rd. & Middle Creek Rd.) Mr. Gibson was unable to attend tonight's meeting.

Clover Hill – John Backenstose, R-1 Niantic Rd (will revise plan for P/A review). Nothing new to report.

Quigley Bus Service – Waiting for preliminary plan revision submittal. The manager stated that Quigley Bus Service is requesting a one year review extension to complete the Development Plan and Traffic/Intersection Studies.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors that Quigley Bus Service be granted a one year plan review extension. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Danny Jake/Hallowell Cluster-Revising development plan.

Eric Buchanan, Sassamansville Road – 19 acres, R-1 Subdivision Proposal. Mr. Buchanan stated that the 19 acres has been family owned since 1950. He built a house on this tract and is in a non-conforming mortgage situation and would like to subdivide his house with 2-1/2 acres so that he could re-finance at a lower rate, this would be a totally financial situation we do not plan to do anything with the other lot, it would still be farmed and would not be built on nothing would change on the property it is solely to re-finance at a lower mortgage rate. The Planning Agency told Mr. Buchanan that he must submit a formal subdivision plan, the members felt that this could possibly be a minor subdivision, and it was suggested that a professional surveyor such as John Aston of Aston Surveyors could guide him through the subdivision process. Mr. Buchanan was concerned of all the requirements listed in SALDO for subdividing a property; Mr. Wynne suggested asking his surveyor to submit waivers for requirements that are typically meant for larger subdivisions.

Workshop Items (ACTIVE)

- a. "Green Building" Ordinance (Reitz, Wynne, Pishock) – Riparian Buffers – information will be reviewed at the July meeting.
- b. Sketch Plan Ordinance (Wynne, Zern, Reitz) – Mr. Sartor recommended changes to the Sketch Plan Ordinance requirements.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to add Mr. Sartor's recommended changes to the Sketch Plan Ordinance. Norton-Aye, Sarkor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- c. Floodplain Ordinance – A staff meeting will be scheduled with the Township Manager, Planning Agency Solicitor, and the Township Planner to discuss our findings to date concerning the draft floodplain ordinance.

(INACTIVE)

- d. Lighting
- e. Revitalization Committee (Wynne, Zern, Reitz, Pishock)

Pottstown Metro Regional Planning Commission Update – Ed Reitz

The May meeting has been rescheduled for Wednesday, June 26th, 2013.

Public Comment

No public comment was given.

Planning Agency Discussion – Municipalities Planning Code

Mr. Garner's topic of discussion tonight is Zoning Ordinance vs. Subdivision and Land Development (SALDO). Mr. Garner stated that basically subdivision ordinance requirements are more construction technical, the Supervisors can grant waivers, there are processes and procedures to follow that are technical but flexible which also allows fees in lieu of. Zoning is more rigid, zoning ordinance requirements cannot be waived you must file an appeal to the Zoning Hearing Board. Mr. Wynne suggested that the next topic of discussion should be waivers and fee in lieu of. Mr. Garner stated that he likes Mr. Sartor's review letters noting the difference between SALDO waivers and zoning ordinance requirements. The manager stated that he put copies of correspondence from Gilmore & Associates regarding Gateway Ticketing, on County Line road in Colebrookdale Township, in the Planning Agency's information packets for their review.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 9/12/13
- IV. Danny Jake/Hallowell Cluster – 11/20/2013
- V. Quigley Bus Service – 6/15/2014

A motion was made by Mr. Zern, seconded by Mr. Wynne to adjourn the meeting at 8:09pm. Norton-Aye, Sartor-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 11th, 2013.

Respectfully submitted by,

Marcy Meitzler