

HIGHLIGHTS

A motion to recommend approval of the July 11th, 2013 Planning Agency minutes was made by Mr. Sarker, seconded by Mr. Adams. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Ms. Pishock to recommend to the Board of Supervisors the approval of the Superior Water Company minor subdivision proposal of 260 Aspen Lane contingent upon following the plan recording process procedures with the Township, recording signed plans at Montgomery County to approve and seal the plan, and supplying the Township with the recorded plan documentation. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Adams to recommend authorization from the Board of Supervisors for Mark John to attend the September workshop to discuss zoning and definitions and/or corrections. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Ms. Pishock on the recommendation by Mr. Garner to recommend to the Board of Supervisors to deny the Berwind II Subdivision Plan unless the developer submits a request for review extension. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

A motion was made by Ms. Pishock, seconded by Mr. Adams to adjourn the meeting at 7:47pm. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M. Members in attendance were: Neil Sarker, Ed Reitz, Carl Adams, Debie Pishock, also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Meredith Curran from MCPC, and 6 residents/developers.

Mr. Reitz led the Pledge of Allegiance to the flag.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of July 8th, 2013, no changes were given.

A motion to recommend approval of the July 8th, 2013 Planning Agency minutes was made by Mr. Sarker, seconded by Mr. Adams. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Superior Water Company – Minor Subdivision Proposal, 260 Aspen Lane. Mr. Ted Kouchen and Louise Knight were present and gave a brief overview of the proposed subdivision stating that the property is zoned R-2 Residential and consists of 64,194 square feet (1.47 acres) and is currently owned by 260 Aspen Lane Inc., a Gambone Group entity. Superior Water Company maintains a well, pump house, and water tank at the rear portion of the property. It is the desire of Superior Water Company and 260 Aspen Lane Inc. to subdivide the property prior to sale of the current residence. Currently, vehicle access to 260 Aspen Lane, 250 Aspen Lane and the Superior Water Company facilities is via a common driveway with appropriate recorded cross easements in place, it is proposed that the existing common driveway be utilized for future access. The subdivision will result in a 31,980 square foot (0.73 acres) conforming residential lot for 260 Aspen Lane and a 32,217 square foot (0.74 acres) lot to be conveyed to

Superior Water Company. Note that the applicant is Superior Water Company, a public utility, and is therefore exempt from the requirements of the Douglass Township Zoning Ordinance as stipulated in Chapter 27, Section 118. We would like to expedite the approval process since an Agreement of Sale is pending on the property and ask for recommendation for approval of the proposed minor subdivision to the Board of Supervisors for the August 19th Supervisors meeting. Mr. Garner confirmed that Superior Water Company is regulated by the PUC per conversations with Louise Knight and he feels they are exempt from the zoning ordinance requirements, Mr. Sartor reviewed the plan and the rear lot easement was his only question or concern which is also exempt from the zoning ordinance. Mr. Garner stated that this should be handled as any other minor subdivision as far as required signatures on the plans and must be recorded at Montgomery County for approval and seals.

A motion was made by Mr. Reitz, seconded by Ms. Pishock to recommend to the Board of Supervisors the approval of the Superior Water Company minor subdivision proposal of 260 Aspen Lane contingent upon following the plan recording process procedures with the Township, recording signed plans at Montgomery County to approve and seal the plan, and supplying the Township with the recorded plan documentation. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Pineville Properties – Proposed Wawa Rt.100/Grosser Road – Gilmore and MCPC review letters. No one was present to represent Wawa/Pineville Properties. Mr. Garner gave a brief update stating that Mr. Kerns provided a draft agreement for Market Street, Mr. Garner provided comments on the draft agreement to Mr. Kerns because he thought it was too vague, the Township does not want to design the road that should be up to the developer, he also had comments on the contribution and dedication of the roadway and felt that the Supervisors should also provide their input and comments. He has not heard back from Mr. Kerns. PennDot was not happy with the connector road proposed by Wawa. Mr. Sartor recommended a conference between traffic engineers to iron out the traffic impact studies; we want a full built-out study not just for Wawa. Mr. Sartor stated that several zoning requirements still are not addressed. Mr. Garner recommended that a list of waiver requests and the reasons for these requests be submitted by Pineville/Wawa to the Planning Agency. Mr. Hunter feels that much has changed from the original plan from Wawa and no one is discussing the Grosser Road flooding problem, Mr. Sartor stated that he has addressed this with Wawa and storm water considerations for the entire tract continues to be discussed. Mr. Garner also had concerns with the changes made by Wawa.

Wilkinson Associates – Berwind II (71 Lots, Smith Rd. & Middle Creek Rd.) Gilmore & Associates and MCPC review letters. Zoning Hearing scheduled for Tuesday, September 10th @ 7:30pm. Awaiting revised plan submission.

Clover Hill – John Backenstose, R-1 Niantic Rd, revised plans submitted for review, Mr. Sartor sent a draft review letter to Mr. Backenstose and he will revise plans accordingly. Land use appeal pending in the Montgomery County Court of Common Pleas.

Quigley Bus Service – Waiting for preliminary plan revision submittal.

Danny Jake/Hallowell Cluster-Revising development plan.

Workshop Items

(ACTIVE)

- a. “Green Building” Ordinance (Reitz, Wynne, Pishock) – Riparian Buffers – September Meeting.
- b. Floodplain Ordinance – Correspondence from MCPC dated 5/28/13 and 5/31/13 and correspondence from Chuck Garner dated 6/3/13 and 6/6/13 for review to be discussed at September Meeting.
- c. Sketch Plan Ordinance (Wynne, Zern, Reitz) – Recommended to BOS at 7/15/13 meeting for authorization for Mr. Garner to proceed with advertisement – BOS tabled decision until August meeting.
- d. Revitalization Committee/Traffic Issues/Market Street (Sarker, Wynne, Zern, Reitz)

(INACTIVE)

e. Lighting

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Wednesday July 24th meeting was cancelled. August 28th meeting cancelled. Next meeting scheduled Wednesday, September 25th.

Public Comment

No public comment was given.

Planning Agency Discussion – Municipalities Planning Code

Mr. Garner will present a topic at the September P/A meeting.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II – 9/12/13

Mr. Garner recommended that the Planning Agency make a recommendation to the Board of Supervisors that they deny the Berwind II Subdivision Plan unless the developer submits a request for review extension.

A motion was made by Mr. Reitz, seconded by Ms. Pishock on recommendation by Mr. Garner to recommend to the Board of Supervisors to deny the Berwind II Subdivision Plan unless the developer submits a request for review extension and the Board of Supervisors approve. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock. Motion passed.

- IV. Danny Jake/Hallowell Cluster – 11/20/2013
- V. Quigley Bus Service – 6/15/2014
- VI. Wawa – 10/10/13

A motion was made by Ms. Pishock, seconded by Mr. Adams to adjourn the meeting at 7:47pm. Sarker-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 12th, 2013.

Respectfully submitted by,

Marcy Meitzler