

December 12th, 2013 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:04 P.M.

Members in attendance were: Bill Zern, Neal Sarker, Tom Wynne, and Ed Reitz also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Meredith Curran from MCPC, John Stasik and 7 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 November 14th, 2013, no changes were given.

A motion to recommend approval of the November 14th, 2013 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Zern-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Mr. Wynne announced that the MCPC 3-Year Planning Assistance Contract was approved by the Board of Supervisors at their last meeting. Mr. Wynne stated that he is looking forward to working with the Montgomery County Planning Commission.

Mr. Wynne asked the members to review the 2014 Planning Agency Meeting Schedule. The P/A was in agreement with the 2014 meeting dates.

BMMA – George Moser

Mr. Moser stated that BMMA is proposing to change the current zoning of all four BMMA properties to institutional to allow for an equalization tank to be installed in the area behind the BMMA office which is currently zoned R-2 Residential and asked for the Planning Agency's recommendation of approval to the Board of Supervisors to proceed with the rezoning of four adjoining parcels totaling 39.3 acres to Institutional. Currently BMMA's administrative offices are located on one of these parcels.

A motion was made by Mr. Reitz, seconded by Mr. Zern that the Planning Agency recommend approval, to the Board of Supervisors, that BMMA proceed with the process for the proposed rezoning of all four BMMA parcels totaling 39.3 acres from R-2 Residential to Institutional. Zern-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Subdivisions and Land Developments

Pineville Properties – Proposed Wawa Rt. 100/Grosser Road – Nothing new to report.

Wilkinson Associates-Berwind II – Preliminary/Final Land Development Plan. Mr. Mike Sodl was present and asked the P/A to recommend to the Board of Supervisors the approval of the proposed Phase I of the Berwind II/Douglass Estates Subdivision Plan for the first 19 lots on Smith Road and recommendation to the Board of Supervisors for the approval of the waiver for the length of the proposed cul-de-sac in Phase I. Mr. Sartor indicated that he was satisfied with the Phase I plan, and the required Phase I improvements, which could stand on their own independently from the remaining two development phases. The P/A would first have to grant an additional waiver for Phase I from section 406.3.C which would allow the proposed Fox Hollow Drive cul-de-sac to exceed a 500 ft. maximum length. Any recommendation of granting this waiver would have to be conditioned upon appropriate financial security being escrowed insuring that the temporary cul-de-sac could be made permanent as well as constructing an emergency access with concrete paver blocks. The applicant would not be required to construct these conditions until a final escrow release is requested from the developer. The P/A then discussed the Phase I Final Plan and agreed on the following conditions: 1. The applicant complies with the comments set forth in Gilmore & Associates review letter dated 12/6/13, 2. The applicant complies with all preliminary plan approval conditions outlined in the resolution that relate to Phase I, 3. The applicant obtains all necessary permits and approvals from outside agencies, 4. The

preparation and execution of the development agreement is in a form acceptable to the Douglass Township Board of Supervisors.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the waiver request to allow the proposed temporary Fox Hollow Drive cul-de-sac to exceed 500 ft. maximum length with the condition that there is appropriate financial security escrowed to insure that the temporary cul-de-sac could be made permanent prior to a final escrow release requested by the developer for Phase I. Zern-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the Berwind II Phase I Final Plan subject to the following conditions: 1. The applicant complying with and satisfying the outstanding comments set forth in the Gilmore & Associates letter dated December 6, 2013, 2. The applicant satisfying all applicable Preliminary Plan approval conditions outlined in the Plan approval Resolution that relate to Phase I, 3. The applicant obtaining all necessary permits and approvals from outside agencies, 4. The preparation and execution of Development Agreements in a form acceptable to Douglass Township. Zern-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Clover Hill, John Backenstose – R-1 Niantic Rd., waiting for draft land use settlement agreement.

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal.

Danny Jake/Hallowell Cluster- Awaiting Final Plan submittal.

Gambone Development Co – Sketch Plans/Proposed Overlay Ordinance, Holly Road and Sketch Plan and Sketch Plan/Amended R-1 Ordinance, Donnelly Tract.

Trinity EC Church – Sign Proposal, Zoning Hearing Board Appeal. Representatives for Trinity E C Church asked for zoning relief on the size of the proposed sign for the church to be used for the church ads and public service announcements, it would not be commercial ads. Churches are exempt from PennDot permits unless used for commercialized ads. Mr. Wynne stated that they wanted time to review the request and our zoning requirements for the next workshop meeting on Thursday, January 9th, 2014.

Workshop Items

(ACTIVE)

- a. “Green Building” Ordinance (Reitz, Wynne, Pishock) – Riparian Corridor Conservation Ordinance (Final Draft being prepared by Ms. Curran for BOS). Signage to be discussed at January 9th workshop.
- 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.
- c. Sketch Plan Ordinance (Wynne, Zern, Reitz) – BOS tabled decision upon their further review.
- d. Revitalization Committee/Traffic Issues/Market Street (Sarker, Wynne, Zern, Reitz)

(INACTIVE)

- e. Lighting

Pottstown Metro Regional Planning Commission Update – Ed Reitz

The Pottstown Area Health & Wellness Foundation at their meeting on December 5th had a guest speaker, Curt Strasheim, who is the Recreation Coordinator for the Warwick Regional Recreation Commission. Mr. Strasheim talked of setting up a strategic plan for the needs and objectives of a recreation program. The PMRPC continued their discussion of their future land use plan and discussed a zoning map amendment on Lower Pottsgrove Township and received updates on the DVRPC’s transportation assets management program. All municipalities are required to have an inventory of their existing roadways.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II
- IV. Danny Jake/Hallowell Cluster – 2/18/14
- V. Quigley Bus Service – 6/15/14
- VI. Wawa – 1/09/2014 – Mr. Garner stated that he recommends the denial of the Wawa Plan unless a plan review extension was approved by the BOS.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend the denial of the Wawa Development Plan to the BOS unless a plan review extension was approved. Zern-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

Mr. Reitz thanked the professional staff for all their assistance to the P/A in 2013.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:45pm. Zern-Aye, Sarker-Aye, Wynne-Aye, Reitz-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 9th, 2014.

Respectfully submitted by,

Marcy Meitzler