

May 8<sup>th</sup>, 2014 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M. Members in attendance were: Neal Sarker, Tom Wynne, Ed Reitz, and Carl Adams. Also in attendance; Solicitor Charles Garner, John Sartor from Gilmore & Associates, Meredith Curran from MCPC, Supervisor John Stasik, Pete Hiryak, and 15 residents and/or 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 April 10<sup>th</sup>, 2014, no changes were given.

A motion to recommend approval of the April 10<sup>th</sup>, 2014 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Wynne. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

### **Subdivisions and Land Developments**

***Pineville Properties*** – Proposed Wawa Rt. 100/Grosser Road – Rolfe Graf briefly reviewed the proposed Wawa plans and asked the Planning Agency for a recommendation for Final Plan Approval for the Wawa plan. Mr. Sartor asked if Mr. Garner is satisfied with the Master Plan Agreement, Mr. Garner replied that he is satisfied with the Master Plan Agreement except for the signage which Wawa has a zoning hearing pending. Mr. Sartor asked Mr. Graf if there is a cleanup procedure in case there is a spill, Mr. Graf stated that he will forward a copy of Wawa's cleanup procedures to the manager. Mr. Graf stated that there is a blanket easement on the property to allow the Township access to inspect the storm water basins. Mr. Sartor asked for the Township's Code Enforcement Officer to review ADA specifications for the Wawa for compliance to ADA standards. The Market Street meets and bounds must be submitted prior to Master Plan Agreement approval and Mr. Reitz wants two signs prohibiting pedestrian crossing (one East side, one West side) at Rt. 100, Mr. Graf stated that this is on the highway occupancy plans.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Final Plan Approval of the proposed Wawa to the Board of Supervisors subject to complying to the Gilmore letter dated May 5, 2014, the Master Plan Agreement, the Zoning Hearing Appeal, and installing two No Pedestrian Crossing signs (one East side, one West side) at Rt.100. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

Zoning Hearing Appeal – Mr. Gill was present to represent Wawa to discuss their zoning hearing appeal for signage. Wawa is requesting relief of square footage, height, directional signs, and gas pump signs. This is the typical sign package for Wawa buildings but the proposal for signage does not meet Douglass Township's ordinance requirements.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend support of the proposed zoning hearing variance for Wawa signage. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

**Wilkinson Associates-Berwind II** – Final Land Development Plan (Phase I Only) BOS approval.

**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**- BOS granted preliminary plan approval.

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

Mr. Kennedy introduced an ordinance proposal creating a new neighborhood mixed use overlay district. Permitted residential uses would include single-family detached dwellings, two-family (twins), and single-family attached (townhouses). Nonresidential uses would include retail establishment or personal service shop, business or professional office, bank or other financial institution including drive-through facilities with conditions, restaurant including drive-through facilities with conditions, and child or adult day care facilities. Mr. Wynne had concerns that the maximum building footprint for nonresidential uses was 20,000 square feet; he felt that was too large. Ms. Curran will write a letter for MCPC addressing the draft ordinance for the next meeting.

Mr. Kennedy introduced a proposed ordinance amending chapter 27, part 7, cluster development regulations. Adding to section 702 Applicability – a sketch plan demonstrating compliance with all applicable zoning regulations is required. And adding in section 707 common open space standards under B. Additional central open space standards #2, At least 30 percent of all lots in the development must border central open space with the homes facing the central open space, and all dwelling units shall be located within 800 feet of some type of central open space. For developments where more than 60 percent of the gross area of the tract is preserved as open space and the open space includes improvements, such as a trail or recreational facilities, the percent of lots required to border the central open space may be reduced by up to five (5) percent. Mr. Wynne requested that Ms. Curran write a letter for MCPC addressing the draft amending chapter 27, part7, of the cluster development regulations for the next meeting.

***Wynstone Subdivision Traffic Scoping Meeting – New Hanover Township***- No new information.  
***1500 E. Philadelphia Ave (the Corner Shop)*** – Zoned LC, John Kennedy Development Proposal. Representatives from Turkey Hill will attend the June Planning Agency meeting.

***Danny Jake Corporation, Zern Tract*** – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3, Preliminary Development Plan Submitted. No new information.

BMMA Public Hearing on June 2, 2014 for amending zoning map to re-zone BMMA owned and Douglass Township owned properties from R-2 Residential to IN Institutional.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval to amend zoning map for rezoning of BMMA and Douglass Township owned properties from R-2 Residential to IN Institutional. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

Zoning Hearing Appeal – 25 King Drive, proposed dimensional variance for side and rear yard setbacks for an in ground pool. Ms. Reilly of 25 King Drive asked the P/A for recommendation for reduced rear yard setbacks from 30 feet to an 18 foot rear yard setback and a reduced side yard setback from 20 feet to a 15 foot side yard setback.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval, to the Zoning Hearing Board and Board of Supervisors, of a dimensional variance for an in ground pool at 10 King Drive, rear yard setback to be 18 feet from rear property line and side yard setback to be 15 feet from side yard property line. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Signage Ordinance – (June workshop at 6pm - Illumination)
- b. “Green Building” Ordinance (Reitz, Wynne, Pishock)
- c. Sketch Plan Ordinance
- d. Lighting

(INACTIVE)

- e. Revitalization

**Pottstown Metro Regional Planning Commission Update** – Discussed the Comprehensive Plan changes with the Parks and Open Space Chapter. Ms. Curran stated that several applications have been received for the Greater Pottstown Regional Park & Recreation Coordinator; the committee will review the applications.

**Public Comment**

A resident noticed that the developers listed on the agenda were not in attendance tonight and asked why. Mr. Wynne replied that the developments listed on the agenda are at various stages in the development process and are not ready to address any issues with the P/A at this time.

**Municipalities Planning Code Topic – Mr. Garner**

Discussions will resume at the June meeting.

Deadline Dates for Subdivision Submittals:

- I. Danny Jake – Indefinite
- II. Cobblestone Commons – Indefinite
- III. Berwind II
- IV. Danny Jake/Hallowell Cluster – Preliminary Plan Approval
- V. Quigley Bus Service – 6/15/14

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the Board of Supervisors to Deny the Quigley Bus Service Plan unless a 60 day extension of review is requested. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Sarker to adjourn the meeting at 8:17pm. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 12, 2014

Respectfully submitted by,  
Marcy Meitzler