

## MEETING MINUTES

### Planning Commission Minutes

October 19, 2016

*(Approved November 16, 2016)*

Mr. Woessner called the meeting to order at 7:05 pm and the pledge of allegiance to the flag was recited. Members present were Mr. Walt Woessner, Lance Parson and Kathryn Alexis. Also present was Bernard A. Rodgers, Township Manager, Brady L. Flaharty, P.E., Township Engineer and Marjorie Brown, Township Solicitor.

#### **Minutes**

Mr. Woessner stated that the minutes from the August 2016 meeting were not available for approval but minutes for the September 21, 2016 meeting were available for comment and approval. Motion was made by Lance Parson to approve the September 21, 2016 meeting minutes and seconded by Kathryn Alexis. All members voted aye and the motion was approved 3-0.

#### **Citizens Comments**

Lois Reitnour of 14 Fricks Lock Road stated that by letter dated September 15, 2016 addressed to the Township her and her husband had withdrawn their agreement to convey property to the neighbor and, therefore, the subdivision would be cancelled. This was done due to the lack of cooperation of All County with respect to the review/approval of the project. She presented the Planning Commission with a letter dated October 19, 2016 signed by her and her husband reversing that decision and agreeing to have the lot line adjustment continue. She noted that this decision resulted from a meeting between the respective parties establishing mutually agreeable procedures and timelines.

#### **Subdivision and Land Development Review**

Auto Quest Collision – Preliminary/Final Minor Reverse Subdivision Plan

Andy Miller from Hopkins and Scott, Inc. Professional Land Surveyors, 207 Franklin Avenue, Phoenixville, Pa, 19460 and Michael J. Makris (owner) were present to discuss this Plan. Mr. Miller reviewed and commented on the Township Consultant's review letters. Mrs. Brown explained the basis for this actually being a major as opposed to a minor subdivision and rationale and basis for requesting a waiver from the Board of Supervisors to have it considered as a minor subdivision. Further discussion ensued regarding which waivers from SALDO were needed and which were not necessary. Mr. Woessner advised the applicant to make necessary revisions to the Plan and submit a corrected and proper waiver request for consideration at the November meeting. Mr. Makris expressed his frustration at not receiving a recommendation for approval in order to move on to the Board of Supervisors meeting in November. Mr. Woessner acknowledged his frustration but also noted that overall the review is progressing very well.

Reitnour & Silverberg/Skelton Minor Subdivision (Lot Line Adjustment)

Mr. Steven Tabakelis from All County and Associates, Inc. was present and reviewed and commented on the Township Consultants' review letters. It was noted that on the Location Map, Ellis Woods Road was incorrectly labeled as Schoolhouse Road. The waiver requests were reviewed and discussed resulting in the following actions:

1. Mr. Woessner moved to recommend approval of a waiver to **Section 304.3 C** regarding the need for a Site Context Map. The motion was seconded by Kathryn Alexis and all members voted aye. The **motion was approved 3-0**.
2. Kathryn Alexis moved to recommend approval of a waiver to **Section 405.9** to allow no road widening or other improvements along the road frontage. Mr. Woessner seconded the motion and all members voted aye. The **motion was approved 3-0**.
3. Mr. Parson made a motion to recommend approval of a waiver to **Section 406.7** to allow no road widening or other improvements along the road frontage. Ms. Alexis seconded the motion and all members voted aye. The **motion was approved 3-0**.
4. Mr. Parson made a motion to recommend approval of a waiver to **Section 418.2** to allow no sidewalk along the subdivision frontage. Ms. Alexis seconded the motion and all members voted aye. The **motion was approved 3-0**.

Mrs. Brown distributed for review and consideration by the Planning Commission a draft of a Resolution, if adopted by the Board of Supervisors, would grant approval of the subdivision. The Resolution was drafted with the premise that the requested waivers would be recommended for approval by the Planning Commission. Mr. Woessner noted that in paragraph 1. A. under Section C. Conditions of Preliminary Plan Approval, 0.50 acres should be changed to 0.05 acres in all instance that it appears.

Mrs. Brown read the following motion:

**MOTION** to recommend the Board of Supervisors approve the Preliminary / Final Minor Subdivision Plan prepared by All County and Associates, Inc. dated January 15, 2016, last revised September 28, 2016 and submitted by Barry A. & Lois M. Reitnour and Benjamin Silverberg & Caitlin Skelton for the property located at 14 and 34 Fricks Lock Road, with the following changes:

- a) Change the street name on the "Location Map" from "Schoolhouse Road" to "Ellis Woods Road";
- b) Incorporate all comments from the ARRO Consulting, Inc. review letter dated October 10, 2016;
- c) Incorporate all comments from the McMahon Associates, Inc. review letter dated October 13, 2016;
- d) Incorporate all comments from the Wisler Pearlstine, LLP review letter dated October 14, 2016.

Mr. Parson moved to adopt the motion as read by Ms. Brown and Ms. Alexis seconded the motion made by Mr. Parson. All members voted aye and the motion was approved 3-0.

#### **Additional Items to Be Brought Before the Commission**

Discussion of South Coventry Comprehensive Plan Update – There was a brief discussion during which Mr. Woessner noted that on page 4 – 6 the sewer treatment plant was referenced as having 39,000 gdp and it should be “gpd” rather than “gdp”. Mr. Woessner then noted that was the only comment to be offered to South Coventry for consideration.

Marjorie Brown, Solicitor entered the meeting at 7:30PM

#### Discussion of Transmission Pipeline – Model Ordinance and Additional Proposed Amendments to SALDO

Mrs. Brown informed the Planning Commission that the Board of Supervisors had asked for an Executive Summary of the proposed ordinance for further discussion at its November meeting. She also noted that the Pa. State Supreme Court issued a decision in September 2016 that impacts pipelines. First, the Court

ruled that gas and oil companies did not have the right of eminent domain in order to acquire property/right of ways, and second; the Court ruled that the Commonwealth of PA and its agencies could not adopt rules/policies that would preempt local zoning regulation setback requirements.

#### Discussion of the FEMA Municipal Floodplain Ordinance Update

Mrs. Brown noted that she had informed Leslie Rhoads (FEMA Consultant) of the Planning Commission's decision to accept the model floodplain ordinance in lieu of working with the Township's existing regulations. She also noted that FEMA would not be adopting the new maps until probably February 2017 which meant that the deadline for adoption of the Township's new ordinance would most likely be August 2017 (6 months after FEMA adopts the new maps).

#### Northern Federation Update

Kathryn Alexis indicated that there was not any reporting news.

#### Historical Commission Update.

Mr. Tietjen was not present and therefore there was not a report given.

#### Pottstown Metropolitan Regional Planning Commission Update

Mr. Woessner noted that Justin Keller, who had worked as the Circuit Rider had accepted employment with the Borough of Pottstown as Assistant Manager. The Zern property in Douglas Township is on 28.5 acres and is proposed for 240 townhouses with 7.4 acres open space.

Mr. Woessner distributed a sheet marking section 905.2 of the zoning ordinance concerning "required buffer" noting that he thought it should be reviewed and amended. Mrs. Brown stated that she would add it to her list of proposed changes for the next amendment to the zoning ordinance.

Mrs. Alexis made a motion to adjourn the meeting. Mr. Parson seconded the motion. All members voted aye and the motion passed 3-0.

Meeting adjourned at 8:05PM.