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The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M.

Members in attendance were: Joe Richardson, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and John Stasik. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 6 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 February 8th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the February 8th, 2018 Planning Agency minutes. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Stasik-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. BOS working on Developer Agreements, Storm Water Agreements, and Escrows.

Quigley Bus Service – (Land Use Appeal Pending) Awaiting further information from Developer.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2018.

Wynstone Subdivision – New Hanover Township, no new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Preliminary Plan Approval Granted. Awaiting Final Plan Submission.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending.

PA Medical Cannabis Legislation – No new information received.

Holly Road – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. G&A review dated 10/6/17 and MCPC review dated 11/6/17. Will attend future P/A meeting.

Stafy - Smith Road, R-2 (6 residential lots), Final Plan Recommendation for Approval to BOS.

Rolf Graf gave a brief overview of the proposal and stated they are looking for conditional final plan approval recommendation, BMMA gave approval, paperwork and agreements are pending, the planning module has been submitted and minor changes are needed. The plan is for 6 lots with a temporary cul-de-sac which can be extended for future built out use, they already received a landscaping waiver for removal of trees and a fee in lieu of replacement trees, however, to meet storm water requirements they are looking to plant some trees which would slightly decrease the fee in lieu of to the Township. Mr. Wynne asked Mr. Hagadorn if he is satisfied with the plan, Mr. Hagadorn replied that there are some minor issues however he feels that the plan is ready for conditional final plan approval recommendation.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend conditional final plan approval of the Stafy Plan to the Board of Supervisors. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Stasik-Aye. Motion passed.

Moyer/Mooney – The manager stated that Land Development Plans were submitted on 3/8/18. He has distributed copies to Mr. Hagadorn and Ms. Dobbs for review. Copies will be delivered to P/A Members prior to the April meeting.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA for possibly spring or summer.
- b. Zoning/SALDO Updates (Codification in process)

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- c. Signage and Lighting Ordinance Revisions – This will be the next project after the Landscaping Ordinance is completed.
- d. Landscape Ordinance – Mr. Wynne stated that the workshop this evening was on the proposed Landscaping Ordinance and there will be new information to review for the next meeting on April 12th, 2018 at 6pm.

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that the PMRPC members discussed the selection of intersections to study as part of the Pottstown Region Traffic Analysis with DVRPC. There is an updated list of 18 potential study intersections including 3 corridors. DVRPC needs to move forward with scheduling traffic counts at these locations and asked for comments. Also New Hanover is looking for funding for a traffic signal at Rt.73 and Rt.663 at Car Corner. Four regions covering 26 municipalities are looking at stewardship possibilities for municipal greenways studies, Ms. Dobbs stated that we are looking at how to incorporate Greenways at Douglass Park and other areas in neighboring Boroughs. Mr. Wynne commented that he saw Mr. Cover's letter involving his promotion, Ms. Dobbs stated that John Cover has been promoted to Assistant Director of the Montgomery County Planning Commission and his expanding duties requires him to turn over the leadership of Community Planning to Eric Jarrell. Mr. Wynne commented that he would like if Mr. Jarrell would be attending some meetings in the future, Mr. Dobbs replied that Mr. Cover and Mr. Jarrell will be making a grand tour to all the municipalities and Mr. Jarrell is involved with the Greenways Study. Ms. Dobbs stated that she was promoted to Senior Planner, Mr. Wynne asked her if she will be leaving us and she replied no.

Public Comment

No comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – Awaiting Final Plan
- IV. Graterford Properties – Indefinite
- V. Stafy (Smith Road) – (to BOS)
- VI. Holly Road – December 2020

A motion was made by Mr. Stasik, seconded by Mr. Reitz to adjourn the meeting at 7:20pm. Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Stasik-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 12th, 2018.

Respectfully submitted by,
Marcy Meitzler