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The meeting of the Douglass Township Planning Agency was called to order at 7:14 P.M. Members in attendance were: Joe Richardson, Bill Zern, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser 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 February 14th, 2019. No changes, corrections, or additions were given.

A motion was made by Mr. Zern, seconded by Mr. Adams to recommend approval of the February 14th, 2019 Planning Agency minutes. Richardson-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers. (On Hold)

Quigley Bus Service – (Land Use Appeal Pending) Will attend future P/A Meeting.

Danny Jake/Hallowell Cluster- (Possible Plan Revisions Pending)

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. BOS Approved Final Plan Resolution. Mr. Brant's office is working on Escrows & Agreements.

Minister Creek LP – Mixed use project – (Project on hold).

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

PA Medical Cannabis Legislation – No new information.

Holly Road – Neighborhood mixed use on 52 acres. Revised Sketch Plan Review dated 9/12/18. (Preliminary Plan Submittal Pending).

303 Gilbertsville Road – 20 lots, E-mail and Sketch Plan dated 3/8/19. Mr. Margusity gave a brief update stating that preliminary studies have been done, they moved the entrance to the left of the farmhouse and now it will be 16 lots due to the relocation because of wetlands. Perc testing is needed for storm water, development will have public sewer, a HOA will be in place and the roads will be dedicated to the Township. Mr. Link asked about contamination, Mr. Margusity replied that the water tested fine and no contamination was found in the testing from last year.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment recommended approval by P/A to BOS.

Specht Family – Rezoning of residential properties along Swinehart Road.

Joseph Margusity – Avante Apartments Expansion, E-mail & Chronology of 200 Gilbertsville Rd. dated 3/8/19. Mr. Margusity said that the history of this property shows that in 2007 they came before the P/A for additional units and submitted a preliminary plan in 2008 however before they could get everything together for a final plan the zoning was changed. Mr. Margusity asked if this property can be allowed additional units. The Supervisors and Solicitor Brant advised Mr. Margusity to start back with the P/A. Mr. Reitz suggested scheduling a staff meeting be set up so everyone can be updated on the zoning issues and the developers plans going forward. Solicitor Doll stated that the traffic issue on Gilbertsville Road is a big issue and the density has been reached with the existing units, this would require a variance however he agreed that a staff meeting is best. Manager Hiryak will contact the BOS regarding scheduling a staff meeting to further discuss.

Patriot GMC – Land Development Plan Submitted March 2019. Awaiting G&A revisions.

Workshop Items

(ACTIVE)

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- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA. Mr. Reitz stated that at this evening’s workshop we discussed Act 209. Manager Hiryak stated that he will reach out to Act 209 Committee Member asking for them to start attending some preliminary discussions.
- b. Signage/Lighting
- c. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review. Ordinance updates required.

(INACTIVE)

- d. Green Building Ordinance
- e. Revitalization

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that there was a presentation by the Sierra Club and discussions on renewable energy by 2035. Manager Hiryak announced that Mr. Reitz has been the Chairman for PMRPC for a few years and also has attended many meetings prior to that appointment, he is looking to step down from this position so we are looking for another member of the P/A to have interest in attending the PMRPC meetings as Douglass Township representative. The meetings are held on the 4th Wednesday of each month.

Public Comment

Mr. Updegrave stated that the PMRPC also discussed C02 levels here and have found that the C02 level has doubled since 2014, more traffic will bring more C02. Mr. Adams asked what the status on the Mixed Use Overlay is for Swinehart Road, the Manager replied that they are waiting to hear from the Developer. He will contact the BOS Solicitor to get the schedule for adoption of this ordinance. No other 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. Holly Road – December 2020
- VI. Gilbertsville Road – Sketch Plan

A motion was made by Mr. Richardson, seconded by Mr. Adams to adjourn the meeting at 7:35pm. Richardson-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 11th, 2019.

Respectfully submitted by,
Marcy Meitzler