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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M. Members in attendance were: Josh Stouch, Joe Richardson, Bill Zern, Tom Wynne, 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 2 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag and asked if there were any changes, corrections, or additions to the Planning Agency minutes of April 11th, 2019. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Stouch to recommend approval of the April 11th, 2019 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-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 possibly June/July.

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. (BOS Solicitor is working on Escrows & Agreements, awaiting BMMA Agreement).

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 Plans received 4/1/19. G&A Review Letter dated 4/19/19. PMRPC comments dated 5/3/19.

303 Gilbertsville Road – 20 lots, E-mail and Sketch Plan dated 3/8/19.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment BOS Adopted by BOS 5/6/19.

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. Staff Meeting TBA.

Helmer-Owens Properties LLC – Land Development Plan to BOS for Final Approval.

North Forest Development – Wildermuth Farm (Awaiting plan submittal).

Stafy Tract II – 165 Smith Road, Preliminary Plans received 4/16/19, MCPC Review dated 4/26/19. G&A Review dated 4/24/19.

Ms. Dobbs announced that there are 2 transportation grant programs available that addresses intersection improvements; CMAQ program sponsored by DVRPC for traffic flow improvements to reduce idling vehicle emissions, and the Montgomery County Transportation Grant for Roadway Improvements which is an annual grant. Manager Hiryak stated that he will schedule with Ms. Dobbs to further discuss the Transportation Improvement Grant Applications. Ms. Dobbs announced that our Act 209 updates should be complete by the next round of DVRPC CMAQ Grants.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA. Mr. Wynne stated that the Act 209 should be ready for a committee member meeting in June/July.
- b. Signage/Lighting – Lighting will be the next workshop item.
- 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 the Chester County Comprehensive Plan update was discussed. Mr. Reitz stated that New Hanover Township had concerns with storm water management from the Holly Road proposed development. The storm water will be addressed during the engineering review of the plan, snowplow easements and pedestrian crossings to the YMCA will also be recommended for this project by the PMRPC.

Public Comment

No comments 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

Mr. Matt Doll announced that this will be his last P/A meeting, he has accepted a position with Homeland Security. Mr. Doll stated that it was a pleasure working with the members and either Mr. Jeff Boyd or Mr. Karver would be taking over as Solicitor for the P/A.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to adjourn the meeting at 7:17pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 13th, 2019.

Respectfully submitted by,
Marcy Meitzler