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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Neal Sarker, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, John Sartor and Damon Williams from Gilmore & Associates, Meredith Curran from MCPC, Pete Hiryak, and 13 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 12th, 2015, no changes were given.

A motion to recommend approval of the February 12th, 2015 Planning Agency minutes was made by Mr. Reitz, seconded by Ms. Pishock. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Clover Hill, John Backenstose – R-1 Niantic Rd., Settlement Agreement with BOS.

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal, plan review extension granted by BOS.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in April 2015.

Wynstone Subdivision – New Hanover Township- New Hanover Township, Transportation Input Study Review 2/24/15 and email from Chuck Garner dated 3/2/15. Mr. Williams from Gilmore & Associates stated that he attended the New Hanover Township Planning Agency meeting last night and it was announced that they received the revised Phase I plan however no discussion took place. The Developer was not present at the meeting. Gilmore & Associates reviewed the transportation impact study and recommend improvements for the Route 73/Gilbertsville Road & Swamp Pike intersection during Phase 4 (2021) and include: signal timing optimization during each peak hour, provide separate northbound left turn lane along Gilbertsville Road, and provide separate southbound left turn lane along Route 73. Mr. Link commented that Township Line Road should be looked at for improvements, Mr. Wynne stated that this would be part of the Developers on-site improvements. Mr. Wynne asked Manager Hiryak to reach out once again to New Hanover Township to include Douglass Township in these meetings.

1500 E. Philadelphia Ave (The Corner Shop) – Zoned LC, Turkey Hill & Bank proposal. Traffic Study Scope (1/14/15), revised VCC Ordinance dated 3/6/15.

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3.

Minister Creek LP – Mixed use project – Meeting Minutes from 1/20/15 – nothing new.

Berwind II – Phase II & III Final Plan Submittal. Mr. Sartor stated that G&A would have a review letter ready in a few weeks on the Final Plan Submittal.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study – Meredith Curran MCPC, Proposed Ordinance – a thorough review was done by the County Engineer and PennDot and the study is up to date with PennDot's standards. Mr. Wynne felt that the Traffic Impact Study has been revised as asked. The manager stated that the next step would be for Ms. Curran to present a clean copy to the P/A at the meeting next month and the members could then make a recommendation to the BOS. Ms. Curran could then attend a Supervisor meeting and give a review of the ordinance, Ms. Curran stated that she will forward a clean copy to Mr. Garner's office.
- b. Act 209 Study – Advertised Workshop with Act 209 Committee was held this evening, the next workshop meeting is scheduled for 5/14/15.

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- c. Zoning/SALDO Updates – Ms. Curran has suggestions on SALDO updates and Mr. Wynne asked the manager to see if the Zoning Department could attend the next SALDO workshop meeting on April 9th, 2015.
 - d. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
 - e. Floodplain Ordinance
 - f. Sketch Plan Ordinance
- (INACTIVE)
- g. Lighting
 - h. Revitalization Committee

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that discussions were on the DCNR Grant, the Master Trails Plan, and the Roads Grading System.

Public Comment

Mrs. Stella Landis asked if anything has been approved yet for the Corner Shoppe property, Mr. Wynne stated that nothing has been approved yet. No other comment were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite
- II. Quigley Bus Service – June 2015
- III. Zern Tract – April 20th, 2015

A motion was made by Mr. Reitz, seconded by Ms. Pishock to adjourn the meeting at 7:43pm. Sarker-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 9th, 2015.

Respectfully submitted by,
Peter J. Hiyrak