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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, Neal Sarker, Bill Zern, and Tom Wynne. Also in attendance; Solicitor Charles Garner, John Sartor of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, and 9 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 June 11th, 2015, no changes were given.

A motion to recommend approval of the June 11th, 2015 Planning Agency minutes was made by Mr. Stouch, seconded by Mr. Sarker. Stouch-Aye, Sarker-Aye, Wynne-Aye, Zern-Aye. Motion passed.

Subdivisions and Land Developments

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

Quigley Bus Service – Waiting for Revised Preliminary Plan Submittal, 30 day plan review extension approved by BOS.

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

Wynstone Subdivision – New Hanover Township- will schedule joint municipal planning meeting.

1500 E. Philadelphia Ave (The Corner Shop) – Zoned LC, Turkey Hill & Bank proposal. Traffic Study Scope (1/14/15), revised VCC Ordinance dated 4/10/15. Traffic Study meeting held 6/9/15. Mr. Kennedy stated that there was a meeting with staff on 6/9/15, the solution part of the traffic study is not completed, it is agreed that the intersection is terrible, the design must be worked out first. One solution could be widening within the existing right-of-way, additional pedestrian improvements, and replacing the signal control boxes at an estimated amount of \$420,000 improvements. Mr. Kennedy stated that we want to work with you to improve the intersection, there is also proposed widening of Gilbertsville and Big Road. The first directive will be the informal comments given from Gilmore & Associates and PennDot and then what does PennDot want to see happen at that intersection and re-evaluate the costs. Sue Phillips stated that we are looking to change this intersection from a split phase to a double phase so that Big Road and Gilbertsville Road can run on green at the same time, presently they are on a split phase for safety reasons, we will try to improve the intersection for the double phase traffic signal. Big Road needs to be widened, we are trying to figure out what is best for the intersection. Mr. Stouch asked that on the original traffic study has anyone ran the numbers with the potential Wynstone subdivision, Mr. Kennedy replied that Wynstone was not included in the study, Ms. Phillips stated that the study included the basic growth rate supplied by PennDot standards. Ms. Dobbs asked why there is no pedestrian crosswalk on the plan, Mr. Kennedy stated that one will be needed but it is not on the current design at the moment. A resident stated that the signal on Gilbertsville Road changes quickly, not many cars get through, Ms. Phillips stated that we are trying to add more time to that traffic signal no matter if it is a split phase or double phase signal. Mr. Kennedy stated that they will continue to work on this with Gilmore & Associates.

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

Minister Creek LP – Mixed use project – Traffic Study review memo dated 4/28/15.

Berwind II – Phase II & III Final Plan Submittal. To BOS for final approval.

Municipal Floodplain Ordinance – Correspondence from MCPC 3/23/15 & Chuck Garner 4/1/15.

Donnelly Tract – Plan submitted May 2015 – 44 lots Middle Creek Road, R-1 Cluster Zoning. Review letters from G&A and MCPC both dated 6/18/15. Mr. Wynne stated that he was interested in discussing the project next month. Mr. Kennedy stated that they could possibly be ready for discussions next month.

Mr. Wynne stated that there will be no workshop until the September 10th with Act 209.

Workshop Items

(ACTIVE)

- a. Traffic Impact Study Ordinance– BOS authorized advertisement of public hearing date TBA.
- b. Act 209 Study – Next workshop meeting September 10th, 2015.
- c. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- d. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- e. Floodplain Ordinance
- f. Sketch Plan Ordinance
- g. Zoning – E Phila Ave/Swamp Pike/Gilbertsville Road, existing VCC & LC zoning ordinances, amended VCC Ordinance for review.

(INACTIVE)

- h. Lighting
- i. Revitalization Committee

At this portion of the meeting there was a storm and the electric and backup electric went out, the planning agency meeting continued with flashlights provided by the police department.

Pottstown Metro Regional Planning Commission Update – No update, however Ms. Dobbs stated that the Draft Comprehensive Plan was published.

Public Comment

Manager Hiryak stated that there is a public park competition on for grant money to improve parks in the Pottstown Metro Regional area. There are different ways to vote for your favorite park. Please vote for Douglass Park, we are currently in 2nd place. You can vote every day, voting information is on the website. The manager thanked Mr. Stouch for his help on designing a facebook page for the park competition.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite – Stipulation & Settlement Agreements approved and signed 3/2/15.
- II. Quigley Bus Service – 30 day extension granted by BOS. Meeting scheduled tomorrow with Gilmore & Associates to discuss roadway improvements. A motion was made by Mr. Zern, seconded by Mr. Sarker to recommend a 60 plan review extension for Quigley Bus Service to the BOS. Stouch-Aye, Sarker-Aye, Wynne-Nay, Zern-Aye. Motion passed.
- III. Zern Tract – July 20th, 2015
A motion was made by Mr. Wynne, seconded by Mr. Stouch recommend to the BOS that the plan review extension for the Zern Tract by denied. Stouch-Aye, Sarker-Aye, Wynne-Aye, Zern-Aye. Motion passed.
- IV. Donnelly Tract – September 2015

A motion was made by Mr. Wynne, seconded by Mr. Stouch to adjourn the meeting at 7:30pm. Stouch-Aye, Sarker-Aye, Wynne-Aye, Zern-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 13th, 2015.

Respectfully submitted by,
Marcy Meitzler