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The meeting of the Douglass Township Planning Agency was called to order at 7:04 P.M. Members in attendance were: Josh Stouch, Neal Sarker, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Charles Garner, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, 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 September 10th, 2015, no changes were given.

A motion to recommend approval of the September 10th, 2015 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Pishock-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, review extension approved by BOS, deadline October 19th, 2015.

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

Wynstone Subdivision – New Hanover Township- Project presentation to BOS 10/19/15 – Ben Goldthorp (American Real Estate Development) and Sandy Koza (McMahon).

Danny Jake Corporation, Zern Tract – Proposed 250 Single Family Townhomes on 28.5 acres, Zoned R-3. Awaiting plan submission. Developer to BOS regarding Market Street Contribution (P/A recommendation letter from Garner 9/17/15). BOS requested plan submission to P/A.

Minister Creek LP – Mixed use project – Letter from PennDot 9/28/15. Letter received from McMahon with map.

Municipal Floodplain Ordinance – New information received from MCPC dated 9/4/15. Mr. Garner stated we are on track, revisions submitted for review to meet timeline. Deadline date is 3/2016.

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. Will attend future planning meeting.

Main Street Financial, 1012 E. Philadelphia Ave – Proposed land development, shared parking with Catagnus Funeral Home. G&A review dated 9/8/15.

The Estate of Robert S. & Evelyn M. Frain – Schlegel Road, R-1 one lot subdivision. Revised Final Plan received 9/30/15 awaiting reviews. Mr. Aston briefly reviewed the plan stating that the applicant is proposing a two-phase subdivision of an existing 38 acre tract. The first phase would create Lot 1A this year with a net lot area of 2 acres, the eastern side was sold to Mr. Frain's grandson and clean & green will only allow properties in the clean & green act to subdivide a maximum of 2 acres per year. Phase two, planned for next year, would create Lot 1B with 1.75 acres which will then be merged with Lot 1A in a common deed as a single parcel. Also created is Lot 2, which is the remaining parcel area of 34.25 acres. No development is proposed with this subdivision, the P/A has recommended preliminary plan approval to the BOS contingent upon compliance with comment letter from G&A. Mr. Wynne stated that a review letter was just received from G&A with no issues, also the review letter from MCPC has been received. Ms. Dobbs stated that the only issue is that there needs to be a legal description during Phase II. A note on the Final Plan would prohibit the initial lot from being built or developed until the creation of the second parcel which would occur in 2016.

A motion was made by Mr. Wynne, seconded by Mr. Sarker to recommend, to the Board of Supervisors, Final Plan Approval for the Estate of Robert S. & Evelyn M. Frain Subdivision contingent upon, compliance to the comment letter of Gilmore & Associates and MCPC comment letter, the applicant

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must follow through with Phase Two of the subdivision plan for Lot B. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Abstain, Pishock-Aye. Motion passed.

Mr. Aston asked when this would go before the Board of Supervisors for possible approval, the manager replied that it would be on the agenda for November 2nd, 2015 meeting.

Sign Ordinance – U. S. Supreme Court Case – Letter from Mr. Garner dated 8/24/15.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Next workshop meeting December 10th, 2015 @ 6pm.
- b. Zoning/SALDO Updates – Gilmore e-mail dated 2/28/15.
- c. Green Building Ordinance (Reitz, Sartor, Wynne, Pishock)
- d. Sketch Plan Ordinance

(INACTIVE)

- e. Lighting
- f. Revitalization

Pottstown Metro Regional Planning Commission Update – Mr. Reitz stated that it has been 1 year that we have a Circuit Rider. The Circuit Riders has been awarded \$100,000 in grants and has another \$70,000 in the works for possible grants and he keeps detailed records for each Township involved with the program. There is a link on the website for the Pottstown Regional Recreation Committee. The application deadline date for the next mini grant 10/30/15.

Public Comment

No comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – October 19th, 2015 – The BOS has directed Mr. Quigley to submit a plan in order for G&A to review with comments by the deadline of 10/19/15. Mr. Aston stated that he has urged Mr. Quigley to go with a bigger engineering firm, Bursich, and it sounds like they are on track to make that deadline date. Mr. Garner stated that action is needed for the October 19th, 2015 deadline for the P/A

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend to the BOS to deny the plan review extension for Quigley Bus Service unless an extension request is submitted. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

- III. Zern Tract – November 16th, 2015
- IV. Donnelly Tract – November 16th, 2015
- V. Frain Minor Subdivision – Schlegel road – November 16th, 2015
- VI. Main Street Financial – 1012 E. Philadelphia Ave – November 16th, 2015

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:18pm. Stouch-Aye, Sarker-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 12th, 2015.

Respectfully submitted by,
Marcy Meitzler