

February 9th, 2017 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M.

Members in attendance were: Josh Stouch, Joe Richardson, Ed Reitz, Carl Adams, and Debie Pishock.

Also in attendance; Jeff Karver filling in for Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Peter Hiryak, Bob Dries, Maggie Dobbs, and 4 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 January 12th, 2017. No changes were given.

A motion to recommend approval of the January 12th, 2017 Planning Agency minutes was made by Mr. Stouch, seconded by Ms. Pishock. Stouch-Aye, Richardson-Aye, Reitz-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

Zoning Hearing Board

Berks/Mont Trading Co, Swinehart Road R-3 District – hearing continued, date T.B.D.

Dillman, 107 Shiery Court – R-2 district – variance from the required 20' side yard setback for a (5') side yard setback for installation of an inground pool – hearing date scheduled for 3/2/17.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary/Final Plan submitted 6/2/16. Awaiting Final Plan Revisions.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial. (Land Use Appeal Pending, traffic review continuing).

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2017.

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 Preliminary Plan and waivers, awaiting final plan.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending. Meeting with Zoning Department pending.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal.

Sealstrip – 103 Industrial Drive – G&A review letter dated 7/5/16 & MCPC review letter dated 7/20/16. (Project on hold)

Holly Road – Neighborhood mixed use on 52 acres, awaiting Preliminary Plan submittal.

Turkey Hill – Awaiting new information. Engineering staff meeting with Sue Phillips.

Main Street Financial – John Aston, awaiting a new plan submission.

Sketch Plan and Riparian Corridor – MCPC reviews (2/3/17).

Stafy- Smith Road, R-2, 5 residential lots Preliminary Plan Submitted. MCPC reviews (2/7/17). Mr. Hagadorn had some storm water concerns involving abandoning of cul-de-sac and widening of road and a temporary construction easement. Waiting for G&A review at March meeting.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates
- c. Signage and Lighting – copies of Pottstown Borough and Limerick Township sign ordinances were handed out at tonight's workshop for the P/A review. Meeting Scheduled for Thursday March 9th @ 6pm with Zoning Department.

(INACTIVE)

d. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update

Traffic Study Update – Going before the DVRPC for traffic study, the previous study was a general traffic study not a full blown traffic study. Universal Construction Code Appeal Boards were discussed. PMRPC is thinking about writing an ordinance and definitions for medical marijuana. It was brought up that the old Flags building in West Pottsgrove Township and the old AT&T building in Lower Pottsgrove are being looked at for this use. Ms. Dobbs stated that Southeast Pennsylvania is allowed 2 permits for medical marijuana growers and 10 dispensary permits which are similar to retail pharmacies. Ms. Dobbs stated that she has language on this and has had internal meetings on this subject, she will write a memo to the P/A. Mr. Karver stated that Colebrookdale has been approached for a permit, citing the light industrial area for use. It was stated that this is big money with the going permit rate of \$10,000 non-refundable fee. Mr. Stouch stated that these indoor facilities must have high level security, Ms. Dobbs stated that the State law is very comprehensive for this and is regulated by the Department of Health, there will be heavy usage of water and electric on the sites. LED lights, fencing, and screening are needed for the Light Industrial use. Ordinances will not have to be too much in depth because it is regulated by State Law. Mr. Kuklinski asked if a host fee could be attached by the municipality. Ms. Dobbs stated that so much money is coming in for this, everything grown in PA is sold in PA. If Douglass Township is approached for this use the investor would probably do what you ask because the money is there. Mr. Hagadorn is going to a MCATO Meeting on the Governing and Law Enforcement on this subject on February 24th, 2017.

Public Comment

Mr. Dries commented to the P/A that you are the life line of Douglass Township and it is very important for you to be involved in the sign 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. Sealstrip Corporation – Project on Hold
- VI. Stafy (Smith Road) – April 2017

A motion was made by Ms. Pishock, seconded by Mr. Stouch to adjourn the meeting at 7:25pm. Stouch-Aye, Richardson-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 9th, 2017.

Respectfully submitted by,
Marcy Meitzler