

The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M. Members in attendance were: Josh Stouch, Joe Richardson, Bill Zern, Tom Wynne, Carl Adams, and Debie Pishock. Also in attendance; Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisors John Stasik & Alan Keiser, Pete Hiryak, and 5 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 September 14th, 2017. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to recommend approval of the September 14th, 2017 Planning Agency minutes. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Adams-Aye, and Pishock-Abstain. Motion passed.

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. Mr. Hendricks was present and gave a brief overview of the project and stated that the owners are ready to move forward with the development and will be attending meetings to finalize the plan.

Quigley Bus Service – (Land Use Appeal Pending) Staff Meeting 10/9/17

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. Preliminary Plan approval granted. Awaiting Final Plan Submission.

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.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, G&A Final Plan Review 9/28/17. Mr. Smeland from Lenape Consultants was representing the Hanlons, Mr. Hagadorn stated that he recommends Final Plan Approval to the Board of Supervisors and for the Resolution to be finalized for the Board of Supervisors approval at the meeting on Monday October 16th, 2017, Mr. Wynne asked if Ms. Dobbs had anything to add from the County. Ms. Dobbs briefly discussed that she recommends that the MCPC Stamp on the final plans be added to the requirements.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to recommend approval of the Final Plan Resolution, by the Board of Supervisors, for the Gilbertsville Hospital Expansion, based on the recommendation and reviews by Gilmore & Associates. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Adams-Aye, and Pishock-Aye. Motion passed.

PA Medical Cannabis Legislation – No new information.

Holly Road – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. Mr. Hagadorn stated that the preliminary plan is similar to the sketch plan, what do we want this to look like because it is unclear which roads would be the responsibility of Douglass Township. Drive A should be a collector road however it would require a turnaround area. There was discussion on the proposed Townhomes and how cluttered it would look with the limited parking situation, rear loading access was discussed however members of the P/A stated that there is a similar Townhome community and it looks very congested and cluttered. It was agreed that this proposal will have to be discussed in depth to work out the best possible layout. Ms. Pishock stated that she would like the Board of Supervisors and the Planning Agency to consider where the Township is going with overdevelopment, people don't want housing development and the impact it already has on the schools, the Manager said that may be true however the financial reality is that housing developments and earned income brings money into

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Townships. There has to be a proportional mix of commercial & residential development in any community. Ms. Dobbbs stated that empty nesters and singles are the majority of people that live in Townhomes, we could be flexible with the density. Mr. Stouch said that there is no vision for the future, everyone must be involved in it, Mr. Wynne stated that we have put a lot of time into zoning areas to try and keep development in the designated areas, if someone comes in with plans and it fits the criteria of the zoning districts you can not stop it however you can mold it into more of a good fit for the Township.

Turkey Hill – Awaiting new information. .

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

Stafy- Smith Road, R-2 (5 residential lots), Awaiting Final Plan Submittal.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – (Workshop T.B.D.)
- d. Landscape Ordinance – October Workshop – Mr. Wynne stated that the workshop this evening was on a revised Landscaping Ordinance and asked for a workshop in November on landscaping and additional information from MCPC.

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update

No update was available.

Mr. Wynne stated that a letter was received regarding corrections to the August 2017 P/A Meeting Minutes. Mr. Wynne said that the minutes have already been approved at the September 2017 meeting. Minutes are not a word for word account but a summary of the proceedings and he believes that the minutes describe the events accurately. No changes were made to the minutes of August 2017.

Public Comment

Manager Hiryak asked Mr. Updegrave what the cost of work was on renovating the Boyertown Senior High School, Mr. Updegrave replied that it was supposed to be 47 million then it went to 60 million and now it is at 61 million and this is for just renovations and a music room, no additional classrooms. 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. Stafy (Smith Road) – (to BOS)
- VI. Gilbertsville Veterinary Hospital Expansion – (to BOS for Final Plan Resolution Approval 10/16/17).

A motion was made by Ms. Pishock, seconded by Mr. Wynne to adjourn the meeting at 8:00pm. Stouch-Aye, Zern-Aye, Richardson-Aye, Wynne-Aye, Adams-Aye, Pishock-Aye. Motion passed.

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

Respectfully submitted by,
Marcy Meitzler