

November 9<sup>th</sup>, 2017 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:04 P.M.

Members in attendance were: Josh Stouch, Joe Richardson, Tom Wynne, Ed Reitz, and Carl Adams. Also in attendance; Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 7 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 October 12<sup>th</sup>, 2017. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to recommend approval of the October 12<sup>th</sup>, 2017 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Abstain, and Adams-Aye. Motion passed.

### **Subdivisions and Land Developments**

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

**Quigley Bus Service** – (Land Use Appeal Pending) Staff Meeting 10/9/17. Ms. Rodden stated that there was a site visit, there were concerns of widening Middle Creek Road. Ms. Rodden proposed an alternative by having a 12 foot easement for a 6 foot bike and pedestrian path the length of the property on Middle Creek Road. The alternative was suggested because there are 6 utility poles that would have to be moved and no defined swale, the path would blend in better with the existing properties and you wouldn't have to move any poles or cross pipes. The P/A asked who would pay for the upkeep of the proposed bike/pedestrian path, Ms. Rodden replied that Mr. Quigley would provide upkeep/maintenance and it would be gravel or macadam the length of about 800+ feet. Mr. Wynne said that he understands the intent but there will be more trips on that road and he believes that you need to look more at the possibility of widening the road, Ms. Rodden stated that the alternative suggestion is a compromise because busses can't go down Middle Creek Road. Ms. Dobbs was concerned with safety and visibility and suggested installing lights and signage, Mr. Feola stated that we could move the landscaping for added safety. Mr. Wynne commented that the trail ends at that dangerous corner which is the worst place for it, Ms. Rodden said we could change that of course, Mr. Feola stated that they have provided buffers, screens, canopy trees, evergreens & shrubs on the proposed trail. Mr. Stouch commented that he likes the trail idea however the road needs to be widened. Ms. Coleman stated that she was very upset when she heard about this whole project, Mr. Wynne said that the developer was granted a variance in 2012, 5 years ago by the zoning hearing board so all we can do now is work through the plan for the best fit in that area. The P/A members liked the trail idea but no one would make a motion to recommend it to the Board of Supervisors without widening the road or have something done to the road. Mr. Hagadorn asked if the utility poles were in our right-of-way, Ms. Rodden thought that they are more than likely in the right-of-way, Mr. Hagadorn suggested to research the cost of moving the poles or it might be cheaper to make them underground lines. Mr. Hiryak said they ran into the same issues with the Donnelly Tract and we asked for the road to be widened by 6', at some point we have found that we must be consistent and road widening will be needed in that area at some point in time. Ms. Rodden stated that it would not pay Mr. Quigley to widen Middle Creek Road if the bus transportation was not allowed to use that road, however they will look into all the suggestions given.

**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.

**PA Medical Cannabis Legislation** – No new information.

**Holly Road** – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. Manager Hiryak said the developer plans to attend the meeting next month and also will need a plan review extension.

**Turkey Hill** – Awaiting new information. Manager Hiryak stated that this project is being removed.

**Main Street Financial** – John Aston, awaiting a new plan submission. Manager Hiryak stated that this project is being removed.

**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 December on landscaping and additional information from MCPC.

(INACTIVE)

- e. Green Building Ordinance

### **Pottstown Metro Regional Planning Commission Update – Ed Reitz**

Discussion was on petitioning the State and Federal Government for funding to combat the Spotted Lanternfly situation. Manager Hiryak stated that 3 million was allocated by the County but they want 10 to 12 million allocated to continue to fight this infestation.

P/A Terms of Expiration – Ms. Pishock’s term will expire at the end of 2017 and Mr. Stouch wants to remain on the P/A Agency and asked if he may even though he is now a Supervisor Elect. Mr. Doll stated that he may continue serving. The manager will discuss with the Solicitor and Board of Supervisors. The manager asked if the P/A was in agreement for the 2018 P/A meeting dates, members were in agreement with the 2018 meeting dates as presented.

### **Public Comment**

No comment was 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. Holly Road – Revised Plan Submitted 9/22/17 (December 2017)

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:40pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 14<sup>th</sup>, 2017.

Respectfully submitted by,  
Marcy Meitzler