

DRAFT

May 11th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the April 13th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB Decision - 1542 E Phila Ave (VCC) Smoothie/Juice Bar – Granted with conditions.
5. ZHB Applications (2): Avante Apartments Phase II (P/A & BOS Support Application) and 58 Congo Road – Former Garage Apartment, Jeff Karver, Esq. (Hearings scheduled for 6/22/2023)
6. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township
 - b. Minister Creek LP/Zern's Property – Rt. 100 Corridor/Market Street Committee (Meetings to be scheduled)
 - c. Holly Road – Neighborhood mixed use on 52 acres. Pennoni Review (12/19/2022, MCPC Review 2/6/23), awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/School Kids, PennDot Traffic Meeting pending.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. Revised preliminary plan submitted. (April 2023) Dedication of Road A/School Bus Stop/Meeting with Bus Service.
 - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plans submitted April 2023. Pennoni Review 4/21/23, MCPC Review 4/18/23, and EMS Review 5/03/23.
 - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community concept drawing. (P/A Introduction 6/8/2023).
 - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting)
 - h. Grosser Rd/Rt100 Medical Facility Pre-Construction Meeting 4/12/23
 - i. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction Introduction of Sketch
 - j. Hollenbach Lumber – WaWa and Chipotle PennDot Traffic Meeting Pending.
7. Workshop Items
 - (ACTIVE)
 - a. Signage Ordinance/Lighting Ordinance – Adopted 5/01/2023
 - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
 - c. Zoning updates – **Workshop May 11th, 2023 @ 6:00pm.**
 - d. Revitalization (mailboxes on Phila Ave) – **Workshop May 11th, 2023 @ 6:00pm.**
8. Pottstown Regional Planning Commission Update – Montgomery County Annual Housing Report (2022)
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Awaiting Final Plan Revision Submittal
 - II. Rotelle – Final Plan – July 2023
 - III. 650 Englesville Rd – Preliminary Plan – July 2023
11. Adjournment

NEXT MEETING DATE THURSDAY, JUNE 8th, 2023