

# DRAFT

July 13<sup>th</sup>, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the June 8<sup>th</sup>, 2023 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. ZHB Decisions (2): Avante Apartments Phase II (Granted with conditions) and 58 Congo Road – Former Garage Apartment (Granted with conditions) hearings held on 6/22/2023.
5. Subdivision and Land Development
  - a. Wynstone Subdivision – New Hanover Township
  - b. Minister Creek/Zern’s Auction Property/Rt. 100 Corridor/Market Street – Developer to submit proposed land use concept plan for review.
  - c. Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot meeting to be scheduled after traffic review is completed.
  - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. (BOS Preliminary Plan Approval Granted)
  - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plan revisions dated May 2023, Pennoni review dated 7/07/2023 – will attend P/A 7/13/2023
  - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community concept drawing.
  - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting with plan revisions)
  - h. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction introduction of lot design concept drawing. (Awaiting official preliminary plan submittal)
  - i. Hollenbach Lumber – WaWa and Chipotle PennDot Traffic Meeting Pending regarding Holly Rd/County Line Rd/Rt.100
6. Workshop Items
  - (ACTIVE)
  - a. Zoning Ordinance Codification (Municipal Final Draft Review)
  - b. Zoning updates – **Workshop July 13<sup>th</sup>, 2023 @ 6:00pm.**
  - c. Revitalization (mailboxes on Phila Ave) – **Workshop July 13<sup>th</sup>, 2023 @ 6:00pm.**
7. Pottstown Regional Planning Commission Update
  - a. PARRC 2022 Annual Report
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Holly Road – September 2023
  - II. Rotelle – Final Plan – August 2023
  - III. 650 Englesville Rd – Awaiting Final Plan Submittal
10. Adjournment

**NEXT MEETING DATE THURSDAY, AUGUST 10<sup>TH</sup>, 2023 @ 7PM**