

DRAFT

April 11th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the March 14th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB (3) Applications – (Hearing date Wednesday, May 15th, 2024)
 - a. 265 Middle Creek Rd – Gunsmith Home Occupation
 - b. 110 Noble Ln, Deck & Shed (Coverage Variance)
 - c. 45 Huntsville Dr – Inground Pool (Accessory Use Coverage)
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. Legal issues/lawsuits pending.
 - b. Minister Creek/Zern’s Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review.
 - c. Holly Road – Neighborhood mixed use on 52 acres. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024. Awaiting revised Final Plan Submittal. (156 Townhouses, 22 single family, 3 commercial pads)
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning, (Final Plan Submittal Pending) Phasing proposed.
 - e. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting plan submittal/Traffic Study
 - f. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development. Awaiting revised Preliminary Plan Submittal.
 - g. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.
 - h. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin – Awaiting plan submittal.
 - i. John Lee, 131 Niantic Road – Lot line revision (BOS Approved)
 - j. David Specht – Rt. 100 Swinehart Rd (proposal to extend Rt.100 Corridor Zoning District on west side of Rt.100)
6. Workshop Items
(ACTIVE)
 - a. Zoning Ordinance Codification – Ordinance #2024-02, reviewed by Legal & Engineering (MCPC review dated 3/20/24) Planning Agency recommendation required
 - b. Zoning updates – **Workshop April 11th, 2024 @ 6pm**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop April 11th, 2024 @ 6pm** (see staff meeting notes dated 3/21/24)
7. Pottstown Regional Planning Commission Update
 - a. Comprehensive Plan Survey
 - b. 2023 Annual Report PMRPC
 - c. Mini-Grant (5th Round) \$25,000 Douglass Park Tennis/Pickleball Court Renovations
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Awaiting Final Plan Revisions (NPDES Permit/stormwater calculation/traffic concerns)
 - II. 650 Englesville Rd – Awaiting Final Plan Submittal (Phasing)
 - III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Plans to be revised per Pennoni review)
10. Adjournment

NEXT MEETING DATE THURSDAY, MAY 9th, 2024 @ 7PM