

The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M. Members in attendance were: Joshua Stouch, Joe Richardson, Tom Wynne, Ed Reitz, Carl Adams, and Bill Zern. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 5 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne asked for a Moment of Silence in memory of John Stasik for his 40 years of dedicated service to Douglass Township, he will be missed.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of April 12th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of the April 12th, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Bill Zern. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, awaiting new plan submission for 10 lots.

Quigley Bus Service – (Land Use Appeal Pending) Awaiting further information from Developer.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2018.

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. Final Plan Submission Received 4/11/18. Mr. Hagadorn stated that this will be a lengthy review, plan clean-up is needed, and storm water changes for slow release basins. Mr. Hiryak stated that EMS has reviewed the plan for accessibility.

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 received.

Holly Road – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. G&A review dated 10/6/17 and MCPC review dated 11/6/17. Will attend future P/A meeting.

Moyer/Mooney – Land Development Plans were submitted on 3/8/18. P/A recommended waivers on 4/12/18. Plan for storage facility for June meeting.

Zoning Hearing Board – Greg Burns, Estate Road, dimensional variance for construction of a playhouse in the R-2 District. Mr. Picardi stated that Mr. Burns is the property owner and is seeking a variance from the sideyard setbacks for a playhouse that his children want, Ms. Murphy interrupted saying I am also the owner of the property and I was not informed about this meeting tonight however she informed the members that Mr. Burns has not lived there for 9 months and she has five children, four do not care about the playhouse and one child would be crushed not to get it. Ms. Murphy stated that whatever the outcome, she is adamant that Mr. Burns not be the one to build it. Mr. Picardi showed pictures of the backyard with a pool, swingset, trampoline, and the partially erected playhouse standing 12 feet off the ground. Mr. Burns apologized for not getting a permit before building the playhouse stating that he was not aware that he needed one, Ms. Murphy stated that she told him that he needed a permit but he did not follow through with the Township. Mr. Picardi stated that this is a 10'x10' playhouse and Mr. Burns would be willing to paint it to match the house and add windows if the P/A desired and presented letters from three neighbors in support of the playhouse. Mr. Wynne asked why he couldn't move the playhouse over to where the trampoline was sitting, Mr. Burns replied that it is a safety issue, the kids could jump from the playhouse into the pool. Mr. Wynne stated that there is an awful lot on this property already and he does not think that he can support this request.

Mr. Stouch stated that he does not want to set a precedent for this type of thing, it is too close to the road, Mr. Stouch said he would abstain from the vote in case this came in front of the Board of Supervisors.

A motion was made by Mr. Wynne, seconded by Mr. Zern to recommend **non-support** to the Zoning Hearing Board for a dimensional variance for a playhouse at 93 Estate Road. Stouch-Abstain, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Zern-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA (Additional Engineering work budgeted for 2018).
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – This will be the next project after the Landscaping Ordinance is completed.
- d. Landscape Ordinance – Mr. Wynne stated that the workshop this evening was on the proposed Landscaping Ordinance and there will be a final draft to be sent to Mr. Doll for the June meeting.
- e. Mapping out Market Street

(INACTIVE)

- f. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that since 2013 \$370,000 have been given in park improvement grants. There is a website to read minutes of PMRPC meetings at pottstownmetroregion.com.

Public Comment

Mr. Wynne asked to be in the loop for the Zern Tract staff meeting, Manager Hiryak stated that the meeting would not be before the upcoming Holiday. Mr. Hiryak commented that Mr. Stasik will be missed here at the Township he has dedicated his life to public service. With John's passing there is a vacancy on the P/A if anyone knows someone who would be interested in serving. 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. Holly Road – December 2020

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:24pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Zern-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 14th, 2018.

Respectfully submitted by,
Marcy Meitzler