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

Members in attendance were: 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 3 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of May 10th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend approval of the May 10th, 2018 Planning Agency minutes. Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Bill Zern-Aye. Motion passed.

Zoning Hearing Board Decision – Mr. Burns and Ms. Murphy requested a dimensional variance from the front yard setbacks for a children’s playhouse at 93 Estate Road. The appeal was denied by the Zoning Hearing Board because of failure to prove a hardship.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, awaiting new plan submission for 10 lots. The revision will be reviewed as new submittal.

Quigley Bus Service – (Land Use Appeal Pending) Requests engineering meeting and to update P/A on Road Improvements on Schlegel Road and Middle Creek Road.

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 Review Pending.

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. Staff meeting 6/14/18 and will submit revised plans based on comments.

Moyer/Mooney – Land Development Plans were submitted on 3/8/18. P/A recommended waivers on 4/12/18. Preliminary/Final Plans Submitted 6/2018. Mr. Moyer gave a brief overview of the storage unit proposal with current waiver requests including a waiver request for the cartway widening, it would be better to widen the cartway when Market Street is built. Mr. Moyer also stated they have removed a building from the plan and placed the RV parking area in its place and removed two trees. Mr. Moyer asked for Preliminary Plan Approval.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval, to the Board of Supervisors, of the Waiver/Deferral Requests letter dated June 14th, 2018 for the Budget Store & Lock Self Storage conditional on the review letter by Mr. Hagadorn dated June 12th, 2018. Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Zern- Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend Conditional Preliminary Final Plan Approval, to the Board of Supervisors, for the Budget Store & Lock Self Storage Plan. Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Zern-Aye. Motion passed.

Mr. Hiryak stated that he would place Moyer/Mooney on the Board of Supervisors Agenda for Monday June 18th, 2018.

303 Gilbertsville Road- Proposed 8 lots on 10 acres. Sketch Plan received 6/20/18. Informal review will be done by Mr. Hagadorn and Ms. Dobbs.

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 draft ordinance should be ready for July meeting and felt no July workshop is necessary.
- e. Mapping out Market Street

(INACTIVE)

- f. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Peter Hiryak

Mr. Hiryak stated that the Circuit Rider Contract is running out and PMRPC asked for a show of support to extend the Circuit Rider Contract for 4 or 5 years and the support seems to be there. Douglass Township has received numerous grants for improvements due to the assistance of Michael Lane. Mr. Hiryak also thanked Josh Hagadorn for all his input and design work that was instrumental in receiving these grants.

Public Comment

Mr. Zern asked if the Township has contacted the school district about the Per Capita Tax, apparently the School Board now changed their mind and decided to implement this tax after all for August. Mr. Zern stated that this is very late to go through all this work by August 2018 and he would like the Township to address this with the School Board. Mr. Hiryak said that he will discuss this with the Township Treasurer for her insight into this matter. Mr. Adams asked what all the construction is for at the Final Results Building, Mr. Hiryak stated that a new use is going into the adjoining building and it has been handled through the Zoning Department and the Township Engineer. The storm water facilities, the building, parking areas, and landscaping were all upgraded, no other questions were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – August 2018
- IV. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. Moyer/Mooney – September 2018
- VII. 303 Gilbertsville Road – Sketch Plan

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 July 12th, 2018.

Respectfully submitted by,
Marcy Meitzler