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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M. Members in attendance were: Josh Stouch, Joe Richardson, Ed Reitz, Bill Zern, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Pete Hiryak, Supervisor Alan Keiser, and 7 residents/developers.

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

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of October 11th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Zern, seconded by Mr. Richardson to recommend approval of the October 11th, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers.

Quigley Bus Service – (Land Use Appeal Pending) Staff/Engineering meeting held 8/9/18. Will attend a future P/A meeting.

Danny Jake/Hallowell Cluster- Staff Meeting scheduled 11/29/18 2:00pm. Final Plan Submittal Pending.

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 Pending.

Minister Creek LP – Mixed use project – (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 Sketch Plan Review dated 9/12/18. (Awaiting preliminary plan submittal).

303 Gilbertsville Road- Proposed 20 lots, awaiting official plan submission for reviews.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed Use Proposal, Workshop on zoning scheduled 12/13/18 @ 6:00pm. Awaiting Zoning Text amendment for Review.

Workshop Items

(ACTIVE)

- a. Workshop – Mixed Use Proposal – Swinehart Road also Act 209 discussion December 13th @ 6pm.
- b. Signage and Lighting Ordinance Revisions – This will be the next project for possibly January 2019.
- c. Act 209 Study – Act 209 Committee Meeting TBA– Possible January 2019 Committee Meeting.
- d. Zoning/SALDO Updates (Codification in process) Awaiting Draft Code for Township Review.
- e. Mapping out Market Street

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Discussion centered on bike trails and pedestrian trails.

2019 Planning Agency Meeting Dates and Planning Agency Workshop Dates were handed to P/A for review. Also Planning Agency Membership Terms were handed out for review.

Public Comment

Karen Lewandowski from Diehl Drive expressed some concerns regarding 303 Gilbertsville Road. Water runoff issues will increase with the number of lots proposed, wants to minimize storm water impact to checkflow. Mr. Kolb of Gilbertsville Road also has concerns about increased traffic with the proposed 20 additional houses means 40 more cars and would like speed limits reduced on Gilbertsville Road. Some of the area is a swamp next to the landfill and should be a park or open space. The P/A suggested both residents to keep attending meetings and be a part of the review process. 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 – 11/30/18 – The manager stated that he received a 60 Day Review Extension Request for 1/31/19.

A motion was made by Mr. Reitz, seconded by Mr. Stouch to recommend to the BOS a 60 Day Review Extension Request for the Zern Tract until 1/31/19. Stouch-Aye, Richardson-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

- IV. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303 Gilbertsville Road – Sketch Plan

A motion was made by Mr. Stouch, seconded by Mr. Reitz to adjourn the meeting at 7:17pm. Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 13th, 2018.

Respectfully submitted by,
Peter Hiryak
Marcy Meitzler