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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Joe Richardson, Tom Wynne, Ed Reitz, Carl Adams, Joan DiCicco, and new member Sara Carpenter. Also in attendance; Solicitor Blake Dunbar, Maggie Dobbs from MCPC, Supervisors Alan Keiser & Josh Stouch, Peter Hiryak, and 6 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Stouch announced that he submitted his letter of resignation from the Planning Agency to the Board of Supervisors at the October 7th, 2019 meeting. He also stated that it was an honor and privilege to serve on the planning agency and he will miss being on this Board, it is a very important part of the Township and the Board of Supervisors rely on their recommendations. Mr. Stouch said since Mr. Wynne has been appointed as a Supervisor it is a legal conflict of interest issue to have two Supervisors hold a position on the P/A, Mr. Wynne is very knowledgeable with the planning process and it would be more beneficial for him to remain as Chairman of the P/A. The Board of Supervisors have appointed Sara Carpenter to fill the position on the P/A, she has an engineering background, and she is also the Chairman for the BMMA Board. Mr. Stouch also announced that Bill Zern is in rehab at Lehigh Valley Hospital and we wish him a speedy recovery. Mr. Wynne stated that Mr. Stouch was a very involved member of the P/A and hopes that Ms. Carpenter will be the same and welcomed her as a member to fill Mr. Stouch's term through 12/31/2022.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of September 12th, 2019. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the September 12th, 2019 Planning Agency minutes. Richardson-Aye, Carpenter-Abstain, Wynne-Aye, Reitz-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. (On Hold)

Quigley Bus Service – (Land Use Appeal Pending). P/A recommended preliminary plan & waivers approval to BOS.

Danny Jake/Hallowell Cluster- Rick Mast "Country View", P/A recommended Conditional Final Approval 8/14/14, (Phase I Presentation – 15 Lots).

Wynstone Subdivision – New Hanover Township, no new information.

Minister Creek LP – Mixed use project – (Project on hold).

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plans received 4/19/19. PMRPC comments dated 5/3/19 (Plan to be revised per reviews).

(Plan to be revised per reviews).

303 Gilbertsville Road – 20 lots, E-mail and Sketch Plan dated 3/8/19. No new information.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS 5/6/19. (Awaiting Plan Submittal).

Joseph Margusity – Avante Apartments Expansion, E-mail & Chronology of 200 Gilbertsville Rd. dated 3/8/19. Staff Meeting held 6/3/19. Charles Garner, Esq. will address the BOS in November 2019.

North Forest Development – Wildermuth Farm (Awaiting plan submittal).

Stafy Tract II – 165 Smith Road, revised plans submitted October 2019 will distribute for reviews. Mr. Hiryak stated that he just received Stafy II revisions and he will distribute them next week.

Hugh Kelly – Buchert Road, R-1 (1 acre zoning) possible subdivision – no new information.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Land Use Assumption Report Public Hearing scheduled 11/14/19 @ 7pm
Mr. Dunbar stated that an advertisement will be made on 10/22 & 10/30/19 for a Public Hearing November 14th, 2019 @ 7pm on the Land Use Assumption Report, Ms. Dobbs will make the presentation. Upon adoption of a Resolution of the LUAR by the municipality the advisory committee shall have a Roadway Sufficiency Analysis prepared and utilizing the information from the report and analysis compile a transportation Capital Improvements Plan for adoption by the BOS in December.
- b. Signage/Lighting
- c. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review.
Ordinance updates required.

(INACTIVE)

- d. Green Building Ordinance
- e. Revitalization

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Montgomery County has grants worth up to half a million dollars available per year, Ms. Dobbs stated that the application process is in August every year and can be used for transportation projects, Act 209 Funds can be matched and engineering costs, construction of roads, bridges, and marking the lanes and crosswalks.

Zoning Hearing Board – Peiffer Corn Maze - Manager Hiryak stated that the ZHB granted a Special Exception with the following conditions: 1. The corn maze should be built in accordance with the plans submitted to the Township; 2. Complete implementation of all of the recommendations made by the Emergency Services Organization at their meeting on August 19th, 2019; 3. The easement must be recorded for the new driveway; 4. The new driveway must be built according to all of the Township requirements for new driveways; 5. The use is restricted to the months of September, October, and November; 6. The use is approved for a period of 12 months to begin work upon it.

Public Comment

Mr. Wynne announced that there are two P/A members whose terms are up at the end of the year (Joe Richardson & Carl Adams), if you are interested in returning please notify the Manager. Mr. Hiryak stated that he will send an email out to Mr. Richardson and Mr. Adams. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Graterford Properties – Indefinite
- IV. Holly Road – December 2020
- V. Gilbertsville Road – Sketch Plan
- VI. Stafy II – January 2020

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:23pm. Richardson-Aye, Carpenter-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 14th, 2019.

Respectfully submitted by,
Marcy Meitzler