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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: Josh Stouch, Joe Richardson, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 8 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that he and Ed Reitz have been reappointed for 4-year terms. Mr. Wynne also announced that Matt Doll was reappointed as the P/A Solicitor, Mr. Hagadorn was reappointed as the Township Engineer, and the Montgomery County Planning Assistance Contract (MCPC) is in its 3<sup>rd</sup> year of a 3-year contract, with Maggie Dobbs continuing as the County Planner.

### **Reorganization**

The meeting was handed over to Solicitor Matt Doll for reorganization, Mr. Doll asked for nominations for P/A Chairman. Mr. Stouch nominated Mr. Wynne for Chairman of the P/A, no other nominations were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz nominate Tom Wynne as P/A Chairman. Stouch-Aye, Richardson-Aye, Zern-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Solicitor Doll asked for nominations for Vice Chairman of the P/A. Mr. Wynne nominated Ed Reitz for Vice Chairman of the P/A, no other nominations were given.

A motion was made by Mr. Wynne, seconded by Mr. Stouch to nominate Mr. Reitz as Vice Chairman of the P/A. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

Solicitor Doll turned the meeting over to Chairman Tom Wynne.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of December 13<sup>th</sup>, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the December 13<sup>th</sup>, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Zern-Aye, 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.

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

**Danny Jake/Hallowell Cluster**- (Possible Plan Revisions Pending) Staff Meeting Scheduled for 1/17/19 @ 3pm. Manager Hiryak stated that the current plan has Preliminary Approval however a staff meeting has been requested for possible revisions to the plan for higher density, they are looking to build 120 units with narrow roads and shorter setbacks. Mr. Wynne and Mr. Stouch stated that they would be attending the staff meeting. Manager Hiryak invited Solicitor Doll, Mr. Hagadorn, and Maggie Dobbs to also attend the staff meeting.

**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. P/A recommended final approval to the BOS.

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**Minister Creek LP** – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold). Manager Hiryak commented that Mr. Gambone is interested in attending a future meeting to give an update on the project.

**Sign Ordinance** – U. S. Supreme Court Case, revisions pending.

**PA Medical Cannabis Legislation** – No new information.

**Holly Road** – Neighborhood mixed use on 52 acres. Revised Sketch Plan Review dated 9/12/18. (Awaiting preliminary plan submittal).

**303 Gilbertsville Road** – 20 lots (Awaiting official plan submittal for reviews). Manager Hiryak stated that he hasn't heard anything more about this, Township has only received a sketch plan.

**650 Englesville Road** – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay ordinance Amendment recommended approval by P/A to BOS. (Draft Ordinance from M. Doll dated 1/10/19). Manager Hiryak requested a clean copy of the Overlay to pass onto the BOS for review. Ms. Dobbs asked the Manager to send a copy of the Overlay to MCPC for review.

It was suggested that a Workshop be scheduled for the February 14<sup>th</sup> P/A Meeting at 6pm to discuss the Long Property on Jackson Road, Mr. Karver will be present. Mr. Wynne stated that this property is crucial to our Rt100 Corridor and Market Street and he would like to discuss purchasing this property or a portion of this property. Ms. Dobbs stated that the County is again offering funding to purchase farms in Montgomery County, Mr. Wynne prefers that this property be put toward the Market Street project. Ms. Dobbs stated to keep in mind that the County is buying farms that have 50 acres or more. Mr. Wynne and Mr. Stouch both agreed that the Long Property is crucial to Douglass Township. The Manager would also like to discuss updates with Act 209 for preparation of Act 209 Committee Meetings.

### **Workshop Items**

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA (Workshop 2/14/19 @ 6pm to discuss Act 209 updates and the Long Property on Jackson Road).
- b. Signage/Lighting
- c. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review.

(INACTIVE)

- d. Green Building Ordinance
- e. Revitalization

### **Pottstown Metro Regional Planning Commission Update – Ed Reitz**

No meeting scheduled until January 23<sup>rd</sup>, 2019.

### **Public Comment**

Mr. Carlson is in negotiations to purchase the Zern's Farmers Market Property for a proposed sports complex. Mr. Carlson stated that he is very excited about this tremendous opportunity for this area and he will make it work, it will be a good problem to have with business and sports tournaments. Mr. Carlson offered his assistance if the Township needs anything involving the Long Property as this would be beneficial to everyone. The Manager asked Mr. Carlson what he envisions for this property consisting of approximately 20 acres. Mr. Carlson replied that his buildings will sit well back from the road with building 1 housing 2 indoor soccer fields, volleyball courts, and hockey fields. Building 2 will have an indoor pool with a 2<sup>nd</sup> floor indoor track. Mr. Carlson prefers the main entrance to be located at Jackson Road for easy access to Rt. 100. He stated that the problem is that there is no public transportation here and he has people who need transportation, also there will be a need for more lodging. Mr. Carlson also stated that he has concerns that this property is not large enough for everything he wants to do however if need be he would purchase other

properties to expand on other sites. The P/A agrees this would be a good fit in this area. 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
- VI. Gilbertsville Road – Sketch Plan

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:30pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 14<sup>th</sup>, 2019.

Respectfully submitted by,  
Marcy Meitzler