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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, Charles Rick, Ed Reitz, Carl Adams, Joan DiCicco, and Sara Carpenter. Also, in attendance were Solicitor Blake Dunbar of Robert L Brant & Associates, Manager Peter Hiryak, Supervisor Alan Keiser, 2 residents. The meeting room was arranged for social distancing regulations and everyone was wearing personal protection equipment/masks. The April 8th, 2021 Planning Agency Meeting was canceled.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 11th, 2021. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the March 11th, 2021 Planning Agency minutes. Richardson-Aye, Rick-Aye, Reitz-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Zoning Hearing Board Application – 1001 Swinehart Rd, R-1 District, proposed landscape use – Granted with conditions. Manager Hiryak stated that the conditions are: outside lighting to be 60-watt max dusk to dawn, lighting not to leave property; 5 work vehicles maximum; landscaping arborvitaes to screen neighbor's property and not blocking right of way access; no outdoor storage; parking is to be at rear of building; and hours of operation to be 6:30am to 7:30pm.

Pending Application – Niehls, Wild Run Road – relief from 2-acre lot size minimum. Manager Hiryak announced that Niehls will be filing a variance request for 1-acre zoning relief instead of 2-acre zoning. It consists of a reconfiguration of the lot division between the farm and the houses, a plan resubmission will be required after the hearing.

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending) P/A recommended approval of waivers and preliminary plan to BOS. Staff meeting T.B.A.

Danny Jake/Hallowell Cluster- Rick Mast "Country View" Phase 1 (15 Lots) approved by BOS Agreements Pending

Wynstone Subdivision – New Hanover Township

Minister Creek LP – Mixed use project (Project on Hold)

Holly Road – Neighborhood mixed use on 52 acres. Revised Plan Pennoni review dated 5/10/2021. Ms. Lee commented plan submitted February 2021. MCPC has completed their review and Ms. Lee stated that in her review comments she asked for revised sidewalk & curbing areas to allow for more green space area and suggested removing some units to allow for more space between units & basins and a traffic study. Ms. Carpenter strongly agreed with the suggestion of removing some units to allow more space between the units and basins. Manager Hiryak announced that a presentation of Holly Road proposal could be in June/July.

650 Englesville Road – Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS. Sketch Plan submitted. The manager stated that the developer has submitted a sketch plan eliminating the mixed use and senior living homes and will be submitting a plan under permitted zoning. The County & Pennoni reviews will be next month. The manager will forward the Sketch Plan Ordinance to Ms. Lee.

Schreiner Property – R-1 West Branch Rd/Paper Mill Rd - Waiting for plan submission.

The manager stated that 303/305 Gilbertsville Road is pending before the Board of Supervisors, the developer has not yet mowed around the required 20ft neighboring properties despite requests. 400 Gilbertsville Road, 10 lots is before the Board of Supervisors on 5/17/2021 for Final Resolution. Stafy I (6 homes) are completed however will not be dedicated until Stafy II (14Lots) is completed. Ms.

Carpenter asked if there is anything new on the proposed hospital on Grosser Road, the manager replied that the developer will be re-submitting a by right plan with no height variance request sometime this year.

Workshop Items

(ACTIVE)

- a. Signage/Lighting
- b. Zoning/SALDO Updates (Codification in process) Website update continuing.

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update

Manager Hiryak stated that Michael Lane has retired as the Regional Recreation Coordinator. Patricia McCloskey has been hired as the new Coordinator and has already toured our parks. Her experience is with grant writing and recreation programs. Mr. Lane helped us attain many grants as coordinator including the Township Parking Lot, entrance redesign, and resurfacing of the basketball courts that is currently being completed by our roadcrew. The Emergency Services (Fire Company & Police) building project is being finalized and demolition renovation preparations for the old 1972 building are continuing.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Holly Road – Revised Plan Submitted (May 2021)

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to adjourn the meeting at 7:27pm. Richardson-Aye, Rick-Aye, Reitz-Aye, Adams-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 10th, 2021

Respectfully submitted by,
Marcy Meitzler