

DRAFT

November 9th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the October 12th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB Application – Christopher Drive R-2 accessory building coverage appeal – inground pool
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. Legal reviews on zoning issues required.
 - b. Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review.
 - c. Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. (Final Plan Submittal Pending) Phasing proposed.
 - e. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment proposal to BOS for final review and advertisement.
 - f. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
 - g. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction (Awaiting official preliminary plan submittal)
 - h. Hollenbach Lumber – WaWa/Chipotle PennDot Traffic & Intersection concerns need to be addressed (see Holly Rd)
 - i. St Luke Knolls – Future expansion concept to Senior Living Apartments on Wilson Avenue (Institutional Zoning)
 - j. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin
 - k. Pending ZHB Applications – L. V. Hospital (signs)
6. Workshop Items
 - (ACTIVE)
 - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required)
 - b. Zoning updates – **Workshop November 9th, 2023 @ 6:00pm.**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop November 9th, 2023 @ 6:00pm.**
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Revised final plans submitted November 2023
 - II. 650 Englesville Rd – Awaiting Final Plan Submittal
10. Adjournment

NEXT MEETING DATE THURSDAY, DECEMBER 14TH, 2023 @ 7PM