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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, Ed Reitz, Tom Wynne, Bill Zern, Carl Adams, and Debie Pishock. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Peter Hiryak, Bob Dries, Maggie Dobbs, and 9 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag. Mr. Wynne announced that Planning Agency Members Bill Zern and Ed Reitz have been reappointed for (4) year term, and Matt Doll was reappointed as P/A Solicitor for 2017.

Reorganization

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

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

Solicitor Doll asked for nominations for P/A Vice Chairman, Josh Stouch nominated Ed Reitz for P/A Vice Chairman, no other nominations were given.

A motion was made by Mr. Stouch, seconded by Ms. Pishock to nominate Ed Reitz as P/A Vice Chairman. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-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 15th, 2016. No changes were given.

A motion to recommend approval of the December 15th, 2016 Planning Agency minutes was made by Mr. Reitz, seconded by Mr. Zern. Stouch-Aye, Richardson-Aye Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Pishock-Abstain. Motion passed.

Zoning Hearing Board

Berks/Mont Trading Co, Swinehart Road R-3 District – hearing continued, date T.B.D.

Dolansky, 550 County Line Road, M-1 Office/Lt. Industrial, expansion of garage & front yard setback – ZHB approved with condition of agreeing to the County Line Road Bridge easement on their property.

Dillman, 107 Shiery Court – R-2 district – variance from the required 20' side yard setback for a (5') side yard setback for installation of an inground pool – hearing date scheduled for 3/2/17. The applicant is asking for relief because the topography on their property permits the only available space for the pool is their side yard. The Township revisited the property and determined that the floodplain/wetlands will not be an issue regarding the construction of the pool. The neighbors submitted a letter that they are in support of the relief as long as the pool and fencing are no closer than 5 feet to their property.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of a variance of the side yard setback requirements for installation of an inground pool for Dillman on 107 Shiery Court in the R-2 Zoning District. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary/Final Plan submitted 6/2/16. Awaiting Final Plan Revisions. Indefinite plan review extension.

Quigley Bus Service – BOS Denied Variance Extension but rescinded the Land Development Plan denial. (Land Use Appeal Pending, traffic review continuing).

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2017.

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. P/A recommended approval of preliminary plan & waivers (Awaiting BOS Review).

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Donnelly Tract – 44 lots Middle Creek Road, R-1 Cluster Zoning. BOS Approved Preliminary Plan Resolution and Waiver Request. Awaiting Final Plan Submittal.

Sign Ordinance – U. S. Supreme Court Case, revisions pending. Meeting with Zoning Department pending.

Gilbertsville Veterinary Hospital Expansion – 1538 E. Philadelphia Ave, awaiting Land Development Plan Submittal.

Sealstrip – 103 Industrial Drive – G&A review letter dated 7/5/16 & MCPC review letter dated 7/20/16. (Project on hold)

Holly Road – Neighborhood mixed use on 52 acres, Revised Sketch Plan received November 2016. G&A review dated 12/07/16. Thom Ludgate and Ted Kuchen P.E. appeared on behalf of the Developer, Gambone Management Company with a revised sketch plan. The plan incorporates both residential and commercial building within the Township’s overlay district. The Developer added sidewalks along Holly Road as requested by the P/A. The Developer advised that they will meet or exceed all Township Open space requirements. In addition to several open space areas in the development, there will be walking trails interconnected throughout the entire property. The developer will prepare a preliminary plan with specific details including the storm water requirements that can be reviewed by the Township’s engineers, MCPC, and the P/A.

Turkey Hill – Awaiting new information.

Main Street Financial – John Aston, awaiting a new plan submission.

Sketch Plan and Riparian Corridor – Awaiting Final Drafts and MCPC review.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates
- c. Signage and Lighting – Workshop Meeting Scheduled for Thursday February 9th @ 6pm with Zoning Department.

(INACTIVE)

- d. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update

There was no meeting in December 2016.

Public Comment

No public comment given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.

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- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – Awaiting Final Plan
- IV. Donnelly Tract – Awaiting Final Plan Submission
- V. Graterford Properties – Indefinite
- VI. Sealstrip Corporation – Project on Hold

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:37pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Pishock-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 9th, 2017.

Respectfully submitted by,
Peter Hiryak
Marcy Meitzler