

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M.

Members in attendance were: Joshua Stouch, Joe Richardson, Tom Wynne, Ed Reitz, Bill Zern, Carl Adams, and new member Joan DiCicco. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, and 3 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of July 12<sup>th</sup>, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of the July 12<sup>th</sup>, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye, and DiCicco-Aye. Motion passed.

**Zoning Hearing Board** – Patriot GMC, 933 E. Philadelphia Avenue Rt.73/Rt.100 located in the GC General Commercial Zoning District. The Manager stated that the ZHB granted relief with conditions; 1. The applicants shall follow Douglass Township review process for storm water and land development plans. 2. The applicants shall make improvements to sidewalks/curbs on sections of Rt73 & Williams Way. 3. The applicants will combine the three parcels into one parcel. 4. Input during the planning process from emergency services personnel.

### **Subdivisions and Land Developments**

**Graterford Properties** – 400 Gilbertsville Road, Tim Hendricks. Susan Rice discussed the G&A review letter and waiver request letter dated 8/2/18. The P/A comments will be taken into consideration and Ms. Rice will have a revised/updated waiver request letter for further review at the September/October Meeting.

**Quigley Bus Service** – (Land Use Appeal Pending) Staff meeting was held this evening in regards to this project concerning updates/concerns. The applicant will attend a P/A Meeting to discuss landscaping, buffering, and roadway improvements.

**Danny Jake/Hallowell Cluster**- Final Plan to BOS for review in 2018.

**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. Final Plan Review Pending.

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

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

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

**Holly Road** – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. G&A review dated 10/6/17 and MCPC review dated 11/6/17. Staff meeting 6/14/18.

**Moyer/Mooney** – BOS approved Waivers and Development Plan on 6/18/18.

**303 Gilbertsville Road**- Proposed 8 lots on 10 acres. Sketch Plan received 6/20/18. G&A review dated 7/10/18.

### **Workshop Items**

(ACTIVE)

- a. Signage and Lighting Ordinance Revisions – This will be the next project for possibly January.
- b. Act 209 Study – Act 209 Committee Meeting TBA (October 2018),(Additional Engineering work budgeted for 2018).
- c. Zoning/SALDO Updates (Codification in process)
- d. Mapping out Market Street

(INACTIVE)

e. Green Building Ordinance

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

No meeting scheduled in July or August.

**Public Comment**

Manager Hiryak commented that he distributed the PMMRC minutes to the P/A members. 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 – October 2018
- IV. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303 Gilbertsville Road – Sketch Plan

A motion was made by Mr. Reitz, seconded by Mr. Zern to adjourn the meeting at 7:32pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, Zern-Aye, and DiCicco-Aye. Motion passed.

**The next Planning Agency Meeting will be held on September 17<sup>th</sup>, 2018.**

Respectfully submitted by,  
Marcy Meitzler