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The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M.

Members in attendance were: Josh Stouch, Joe Richardson, Bill Zern, Tom Wynne, Ed Reitz, Carl Adams, and John Stasik. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 5 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 January 11th, 2018. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Zern to recommend approval of the January 11th, 2018 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Stasik-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. BOS working on Developer Agreements, Storm Water Agreements, and Escrows.

Quigley Bus Service – (Land Use Appeal Pending) Awaiting further information from Developer. The manager stated that the developer is gathering information and pricing on moving the utility poles and expects to attend the March or possibly the April meeting.

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. Awaiting Final Plan Submission.

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.

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. Will attend future P/A meeting.

Stafy - Smith Road, R-2 (5 residential lots), nearing Final Plan Approval by P/A.

Mr. Hagadorn stated that he was contacted by Moyer/Mooney and he is expecting a fully engineered plan from the developer.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA for possibly spring or summer.
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – Mr. Wynne commented that this will be the next project after the Landscaping Ordinance is completed.
- d. Landscape Ordinance – Mr. Wynne stated that the workshop this evening was on the proposed Landscaping Ordinance and felt that a draft ordinance could be ready within the next two meetings. Next workshop on March 8th at 6pm.

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Mr. Reitz stated that each PMRPC member reviewed maps of their individual municipalities and each map marked the problem intersections. They will choose 10 intersections from these maps to do traffic studies that will be funded by DVRPC. Mr. Reitz commented that every year a different member is nominated as the Chairman of the PMRPC so each municipality has an opportunity to be Chairman, this year Mr. Reitz said he was nominated as Chairman. No questions were given.

MCPC – Changes to the Act 247 Review Process, Maggie Dobbs

Ms. Dobbs stated the MCPC is updating its Act 247 Land Development and Subdivision Review procedures and will be switching to an online municipal submission process beginning on May 1, 2018. A new system and database have been created to digitize the entire process from submission to archive, including electronic plan documents and online payment options. MCPC will offer a Municipal Test Period from March 5th to April 27th, 2018 to help you familiarize yourself with the process in a test mode only there will be no processing of this information. Mandatory use of the online system will not begin until May 1st, 2018. Each municipal office will need to prepare in advance, starting with a formal registration process for all municipal staff that will be entering applications into the system. Ms. Dobbs added that this will help the 247 review process to become more transparent and accessible to the public.

Public Comment

No 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. Stafy (Smith Road) – (to BOS)
- VI. Holly Road – December 2020

A motion was made by Mr. Reitz, seconded by Mr. Stasik to adjourn the meeting at 7:13pm. Stouch-Aye, Richardson-Aye, Zern-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye, and Stasik-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 8th, 2018.

Respectfully submitted by,
Marcy Meitzler