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The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M. Members in attendance were: Joe Richardson, Tom Wynne, Ed Reitz, and Sara Carpenter. Also in attendance; Solicitor Blake Dunbar, Jamie Magaziner of MCPC, Allison Lee of Pennoni Associates, Pete Hiryak, Supervisor Alan Keiser, and 2 residents/developers. The meeting room was arranged for social distancing regulations and everyone was wearing personal protection equipment/masks.

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 June 11th, 2020. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to recommend approval of the June 11th, 2020 Planning Agency minutes. Richardson-Aye, Wynne-Aye, Reitz-Aye, and Carpenter-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, 10 residential lots, to BOS for Final Approval of Plan & Waivers (On Hold)

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

Danny Jake/Hallowell Cluster- Rick Mast “Country View”, P/A recommended conditional final Phase 1 (15 Lots) was approved by BOS (Agreements, Escrows pending)

Wynstone Subdivision – No new information.

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

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plans submitted December 2019, G&A review dated 1/02/2020. Awaiting plan revisions.

303/305 Gilbertsville Road – 16 lots, Preliminary Plan submitted November 2019, G&A Review Letter 12/11/19 & Waiver Request Letter 1/07/2020. Revised Plan Submitted July 2020. Manager Hiryak stated that he will distribute copies of the revised plan for the August meeting.

650 Englesville Road – R-3 Andrew Bellwoar & Rolph Graf – Mixed use Overlay Ordinance Amendment Adopted by BOS, awaiting plan submittal.

Stafy Tract II - 165 Smith Road (15 lots), P/A recommended approval of waiver & plan. BOS Approved Plan (Agreements, Escrows pending)

Avante Apartments Expansion – R-4 Residential Zoning Density Amendment. (P/A Recommended Approval). Manager Hiryak stated that the County gave a favorable review letter of this proposed density amendment for the July 20th, 2020 Public Hearing. Ms. Magaziner stated that it was consistent with the current zoning of the surrounding areas.

Gilbertsville Medical Campus – 1111 Grosser Road Lot B (behind Wawa), M-1 Office and Light Industrial Maximum Height Amendment Proposal. (P/A Recommended Approval). Manager Hiryak stated that the County gave a favorable review letter of this proposed maximum height amendment for the July 20th, 2020 Public Hearing. Ms. Magaziner announced that this was consistent with the Zoning District.

Manager Hiryak stated that Moyer/Mooney will be applying for a zoning variance in September to allow a larger sign for Budget Storage to be placed near the Rt. 100/Jackson Road intersection, this sign would be double the size currently allowed in the zoning district.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Public Hearing for TCIP (Transportation Capital Improvements Plan & Resolution) – To Be Announced.
- b. Landscape Ordinance – P/A Workshop on July 9th @ 6pm. Mr. Wynne announced that the P/A discussed in detail the Landscape Ordinance at their workshop this evening and Ms. Magaziner will do some research and has suggested a colleague of hers to review the language in this proposed ordinance and will attend next month's meeting. A workshop will be scheduled for August 13th, 2020 @ 6:00pm.
- c. Signage/Lighting - Mr. Wynne asked for signage/lighting to be the next workshop item. Manager Hiryak suggested to spend some time on the Act 209 for completion by the fall. Mr. Dunbar will provide a summary of the progress for the workshop.
- d. Zoning/SALDO Updates (Codification in process) Draft Code to Township for Review, ordinance updates required.

(INACTIVE)

- e. Green Building Ordinance
- f. Revitalization

Pottstown Metro Regional Planning Commission Update

Manager Hiryak stated that virtual meetings are being held and the PMRPC will review our two proposed zoning amendments at the next meeting on July 22nd. The manager will distribute copies of the PMRPC minutes/information when he receives them for P/A review.

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. Graterford Properties – Indefinite
- V. Holly Road – December 2020
- VI. 303/305 Gilbertsville Road – Awaiting Plan Revisions

A motion was made by Mr. Reitz, seconded by Mr. Richardson to adjourn the meeting at 7:09pm, a new record time of completion. Richardson-Aye, Wynne-Aye, Reitz-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 13th, 2020.

Respectfully submitted by,
Marcy Meitzler