



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

August 12th, 2021

1. Call the meeting to order
2. Pledge of Allegiance
3. Moment of Silence for William "Bill" Zern – lifelong Township resident, business owner, firefighter, and P/A Member
4. MCPC – A new community planner will be assigned to Douglass Township for the September meeting.
5. Minutes from the June 10th, 2021 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
6. Zoning Hearing Board – Niehls, Wild Run Road R-1, Relief from 2-acre lot size minimum – Approved with conditions. Revised plan and waiver request letter submitted August 2021. (Reviews Pending)
7. Subdivision and Land Development
 - a. Quigley Bus Service – (Land Use Appeal Pending) PA recommended approval of waivers & preliminary plan to BOS. (No New Information)
 - b. Danny Jake/Hallowell Cluster – Rick Mast "Country View" Phase I (15 Lots) approved by BOS – Agreements Pending
 - c. Wynstone Subdivision – New Hanover Township (No New Information)
 - d. Minister Creek LP – Mixed use project – (Project on hold).
 - e. Holly Road – Neighborhood mixed use on 52 acres. Revised plan received.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning, plan submission pending.
 - g. Schreiner Property, R-1 West Branch Rd/Paper Mill Rd – Waiting for plan submission.
 - h. Rotelle Builders – Brian Boyer, Buchert Road plan introduction (formerly Kelly Subdivision)
8. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting
 - b. Zoning/SALDO Updates (Codification in process) Website update nearing completion.
 - (INACTIVE)
 - c. Green Building Ordinance
 - d. Revitalization
9. Pottstown Regional Planning Commission Update – Close out of Douglass Park Grants, Presentation on passenger rail to Philadelphia from Pottstown/Reading.
10. Public Comment
11. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – November 2021
 - IV. Niehls – Minor Subdivision November 2021
12. Adjournment

NEXT MEETING DATE THURSDAY, SEPTEMBER 9TH, 2021

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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, Carl Adams, Tom Wynne, Ed Reitz, Joan DiCicco, Charles Rick, and Sara Carpenter. Also, in attendance were Solicitor Blake Dunbar of Robert L Brant & Associates, Manager Peter Hiryak, Allison Lee from Pennoni Engineering, Supervisor Keiser, and 1 resident/developer. The meeting room was arranged for modified social distancing regulations and everyone was wearing personal protection equipment/masks.

Mr. Wynne asked for a Moment of Silence for William "Bill" Zern – lifelong Township resident, business owner, firefighter, and P/A member. Mr. Wynne stated that Bill volunteered his services on the Planning Agency for 25 years, he was a great person an asset to the community and will be missed.

MCPC – A new community planner will be assigned to Douglass Township for the September meeting, Eric Jerrell will fill in until Ms. Magaziner is replaced.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of June 10th, 2021. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the June 10th, 2021 Planning Agency minutes. Richardson-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, Charles Rick-Aye, and Carpenter-Aye. Motion passed.

Zoning Hearing Board – Niehls, Wild Run Road R-1, Relief from 2-acre lot size minimum (1.32 lot with existing house) – Approved with conditions: must provide an alternate site for the on-site septic system, provide acceptable language in the deed to future owners that an active cattle farm is adjacent, and provide buffering acceptable to the Township and Planning Agency. Revised plan and waiver request letter submitted August 2021 (Reviews pending)

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending) P/A recommended approval of waivers and preliminary plan to BOS. (No New Information)

Danny Jake/Hallowell Cluster- Rick Mast "Country View" Phase 1 (15 Lots) approved by BOS Agreements Pending

Wynstone Subdivision – New Hanover Township (No New Information)

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

Holly Road – Neighborhood mixed use on 52 acres. Revised plan received.

650 Englesville Road – Rolph Graf – R-3 Zoning, plan submission pending.

Schreiner Property – R-1 West Branch Rd/Paper Mill Rd - Waiting for plan submission.

Rotelle Builders – Brian Boyer, Buchert Road plan introduction (formerly Kelly Subdivision)

Mr. Boyer stated that Kelly was a 2-lot subdivision, now we are looking to do a 5-lot plan that consists of 2 flag lots and 3 road frontage lots. One road would go between the lots for the flag lot access, each lot will be responsible for maintaining their own basin, there will be no HOA, there is a sewer easement, and public water will service the lots. Minimum lot size is 1 acre. Mr. Dunbar asked what maintenance would be needed with the basins? Mr. Boyer stated that mowing would need to be done and occasional debris cleanup. Mr. Dunbar stated that NPDES Permits would be reflected on the plan and a note should be on the plan requiring maintenance on the basins. Ms. Lee asked why the road could not be a cul-de-sac, Mr. Boyer that we can make it a cul-de-sac if that is what the Township wants. Mr. Wynne asked Mr. Hiryak for his opinion, Mr. Hiryak said that he would leave the plan as is with each lot having their own driveway which keeps it uniform with the other homes on Buchert Road. The P/A agreed to leave plan as is as far as the driveway location. Ms. Lee asked if the driveway on Lot 1 could be moved

slightly, Mr. Boyer said he would look to see what he could do. It was noted that Deeds & Plans should reflect basin maintenance requirements.

Workshop Items

(ACTIVE)

- a. Signage/Lighting
- b. Zoning/SALDO Updates (Codification in process) Website update continuing.

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update – We are closing out the Douglass Park Grants (basketball court and returning another court to grass). The manager stated that a discussion was held about a rail system running from Philadelphia to Pottstown/Reading.

Public Comment

No public comment was given.

The manager announced that he gave the members an updated subdivision list in their packets. Ms. Lee gave a Holly Road update – the plan was for 190 homes consisting of 166 townhomes and 24 single family dwellings, currently the plan is now down to 159 townhomes and 22 single family dwellings, 2 retail lots, and 1 bank lot. The sidewalks were moved to allow for a grass area in between, they are tying drainage issues into existing storm sewer across the street, some trails were moved because of piping and they are still trying to work out a plan with Giant to connect the properties. Mr. Hiryak asked when the developer will attend a meeting, Ms. Lee replied that it is very close to being presentable maybe one more Engineering meeting before the Planning Agency possibly the October planning meeting.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Holly Road – November 2021
- IV. Niehls – Minor Subdivision November 2021

A motion was made by Mr. Reitz, seconded by Mr. Wynne to adjourn the meeting at 7:38pm. Richardson-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, Charles Rick, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 9th, 2021

Respectfully submitted by,
Marcy Meitzler