



**PLANNING AGENCY** *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

October 14<sup>th</sup>, 2021

1. Call the meeting to order
2. Pledge of Allegiance
3. MCPC – Eric Jarrell will attend P/A Meetings as Interim Planner.
4. Minutes from the August 12<sup>th</sup>, 2021 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
5. 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 October 2021, Ludgate Engr Plan Update
  - 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). Revised Plan submitted September 2021. Reviews pending in November.
  - i. Niehls, West Branch Rd R-1 Preliminary/Final Plan & Waiver Letter Request Recommendations.
6. Workshop Items
  - (ACTIVE)
    - a. Signage/Lighting
    - b. Zoning/SALDO Updates (Codification in process)
  - (INACTIVE)
    - c. Green Building Ordinance
    - d. Revitalization
7. Pottstown Regional Planning Commission Update – No update this month.
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Cobblestone Commons – Indefinite
  - II. Quigley Bus Service – (Land Use Appeal Pending)
  - III. Holly Road – February 2022
  - IV. Niehls – Minor Subdivision November 2021
  - V. Rotelle – December 2021
10. Adjournment

**NEXT MEETING DATE THURSDAY, NOVEMBER 11<sup>TH</sup>, 2021**

October 14<sup>th</sup>, 2021 Page 1

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, and Charles Rick. Also, in attendance were Manager Peter Hiryak, Allison Lee from Pennoni Engineering, and 5 residents/developers. The meeting room was arranged for modified social distancing regulations.

Mr. Wynne led in the Pledge of Allegiance. Mr. Wynne welcomed Eric Jarrell of MCPC who will be the Township's Interim Planner.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of August 12<sup>th</sup>, 2021. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the August 12<sup>th</sup>, 2021 Planning Agency minutes. Richardson-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Rick-Aye. Motion passed.

### **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 October 2021, Ludgate Engr Plan Update. Ms. Lee stated that she had concerns that there are a lot of underground retention basins, Mr. Wynne said that the basin slopes are too steep and there is too much going on with this property, storm water issues continue to be a big concern and the waiver request list is long, there is so much to look at right now it will take time to review it all. Ms. Lee stated that she is willing to continue engineering discussions with Mr. Ludgate. Ms. Lee stated that none of the discharges are directed into people's yards, we have reduced the number of lots on this plan by 10 so far.

**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) Revised Plan submitted September 2021. Reviews pending in November.

**Niehls** – West Branch Road R-1 Preliminary/Final Plan & Waiver Letter Request Recommendations. Jason Bailey was present from All County representing the Niehls. A revised Waiver Request Letter dated September 10<sup>th</sup>, 2021 was submitted. The applicant is seeking a partial waiver of Section 420.3.C to follow the requirements of the limited buffer along the proposed back up septic area, due to the limit space, it is not feasible to install the required filtering buffer. Ms. Lee stated that MCPC supports this partial waiver since the proposed back-up septic system was approved by the MCHD, and since the approved location would not provide the sufficient 25-foot buffer width requirement for buffer plantings as required by this Code section. MCPC generally supports the plan & waivers, Manager Hiryak stated that Mr. Brant's office also supports the waivers.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval, to the Board of Supervisors, of the waiver request letter dated September 10<sup>th</sup>, 2021 for the Niehls Minor Subdivision Plan. Richardson-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Rick-Aye. Motion passed.

October 14<sup>th</sup>, 2021 Page 2

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend approval of the Niehls Minor Subdivision Plan to the Board of Supervisors. Richardson-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Rick-Aye. Motion passed.

Mr. Wynne tabled the workshop meetings until a permanent Planner is appointed by the County.

**Workshop Items**

(ACTIVE)

- a. Signage/Lighting – Mr. Wynne would like the new planner to look at the signage/lighting in Limerick to compare what should be changed in Douglass Township’s ordinance.
- b. Zoning/SALDO Updates (Codification in process) Website update continuing.

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

**Pottstown Metro Regional Planning Commission Update** – No update this month.

**Public Comment**

Mr. Duncan stated that the storm water basins in Stafy I and Stafy II are incorporated in the back and side yards of new homes, the developers /sales agents are negligent in explaining the close proximity of the basin locations to the newly constructed house. The new residents are complaining to the Township once they move in that they have no usable yards. Mr. Wynne agreed and said that we cannot allow the location of these basins to be right next to the homes in future developments.

**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. Wynne, seconded by Mr. Reitz to adjourn the meeting at 7:21pm. Richardson-Aye, Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Rick-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 11<sup>th</sup>, 2021

Respectfully submitted by,  
Marcy Meitzler