



PLANNING AGENCY Township of Douglass, Montgomery County

February 10th, 2022

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Welcome MCPC Planner Naomi Crimm
4. Minutes from the January 13th, 2022 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 – Phase I (15 Lots) approved site work continuing, Phase II Submittal Pending.
 - c. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T.
 - d. Minister Creek LP – Mixed use project – (No New Information)
 - e. Holly Road – Neighborhood mixed use on 52 acres. Staff meeting held, discussed stormwater issues – Preliminary Plan Approval, Final Plan process to start.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning, Pennoni review letter dated 2/02/2022
 - g. Schreiner Property, R-1 West Branch Rd/Paper Mill Rd – Waiting for plan submission.
 - h. Rotelle Builders – Buchert Road Kelly Acres. Revised Plan Submitted September 2021. Pennoni & MCPC reviews. Plan revisions & waivers pending.
 - i. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Possible over 55 community planned.
 - j. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Sketch plan submitted
 - k. 1627 Swamp Pike - Sketch Plan Introduction R-2 Limited Office/Residential Overlay, additional Zoning & Engineering reviews required.
 - l. 169 Buchert Road – building & engineering reviews continuing.
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
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – Preliminary Plan Approval – Final Plan Submission Pending
 - IV. Rotelle – plan revision pending
 - V. 650 Englesville Rd – Revised Plan Submittal Required
10. Adjournment

NEXT MEETING DATE THURSDAY MARCH 10TH, 2022

February 10th, 2022 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Joe Richardson, Don Bergstresser, Sara Carpenter, Ed Reitz, Kim Stouch, Joan DiCicco, and Charles Rick. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Eric Jarrell & Naomi Crimm from MCPC, Manager Pete Hiryak, Alan Keiser, Josh Stouch, and 3 residents. The meeting room was arranged for modified social distancing regulations.

Mr. Eric Jarrell from MCPC introduced Ms. Naomi Crimm as the new County Planner for Douglass Township.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of January 13th, 2022. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to recommend approval of the January 13th, 2022 Planning Agency minutes. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Reitz-Abstain, Stouch-Aye, DiCicco-Aye, and Rick-Abstain. 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- Phase 1 (15 Lots) approved site work continuing, Phase II Submittal Pending.

Wynstone Subdivision – New Hanover Township, revised L.D. Plan Submitted to N.H.T. – Mr. Hiryak stated that he attended the New Hanover Township P/A meeting last night, they went over a very long engineering review. Mr. Hiryak said that everyone has concerns with the traffic, housing density, storm water, well water supply, and commercial uses, the proposed plan needs a lot of work done on it, this looks to be the start of a long development review process in New Hanover Township.

Minister Creek LP – Mixed use project (No New Information)

Holly Road – Neighborhood mixed use on 52 acres. Staff meeting held, discussed stormwater issues – Preliminary Plan & Waiver Approval, Final Plan process to start. They will be coming back to P/A with Final Plan, the traffic info was sent to Pennoni & MCPC for review.

650 Englesville Road, Rolph Graf – Rolph Graf – R-3 Zoning, Pennoni review letter dated 2/02/2022. Mr. Hiryak stated that this was originally a proposal for a senior citizen/age restricted community however the developer has changed that idea back to a base R-3 residential zoning plan. They must revise and re-submit the plan and they are requesting a staff meeting with the BOS. Ms. Carpenter asked how does that work with the Colebrookdale review, Mr. Hiryak said that both municipalities will review and Colebrookdale has many of the same concerns he will forward her a copy of the review done by Colebrookdale Township Engineer (Gilmore & Associates).

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

Rotelle Builders – Buchert Road Kelly Acres. Revised Plan Submitted September 2021. Pennoni & MCPC reviews. Plan revisions & waivers delivered today for processing.

Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Possible over 55 community planned. An introduction of the proposed plan is scheduled for the March BOS meeting. This was originally a single family residential/convenience commercial proposal but it never received preliminary plan approval. Then it was proposed for an all convenience commercial area and now a proposed senior citizen community. Mr. Reitz said that PennDot wanted a turn lane and other improvements on Rt.73 which is what stopped the proposed mixed-use development.

Dienna Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Sketch Plan submitted. This plan was introduced to the BOS for 23 lots, awaiting preliminary plan submittal.

1627 Swamp Pike – Sketch Plan Introduction, R-2 Limited Office/Residential Overlay – additional Zoning & Engineering reviews required.

Workshop Items

(ACTIVE)

- a. Signage/Lighting – MCPC can obtain model sign ordinances that can be reviewed by the P/A. Mr. Stouch suggested working on the lighting ordinance due to the many new developments that are coming up on the schedule. Ms. Carpenter asked to discuss the lighting ordinance starting with a March workshop @ 6pm.
- b. Zoning/SALDO Updates (Codification in process)

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update

Mr. Hiryak stated that PMRPC reviewed the New Hanover Township Town Center Plan and the concerns by the commission included the proposed number of hotels, storm water, walking trails, residential density, public water, road improvements, and increased traffic. A letter regarding these issues will be sent to N.H.T. as they review this proposal.

Public Comment

Mr. Hunter asked if New Hanover Township has a County Planner attending their planning agency meetings, Mr. Hiryak stated that they have an MCPC Planner, Danielle Bahr. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – (Land Use Appeal Pending)
- III. Holly Road – Final Plan Submittal Pending
- IV. Rotelle – (Plan revision pending)
- V. 650 Englesville Rd – awaiting revised Preliminary Submittal

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to adjourn the meeting at 7:30pm. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, DiCicco-Aye, and Rick-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 10th, 2022

Respectfully submitted by,
Marcy Meitzler