



PLANNING AGENCY Township of Douglass, Montgomery County

March 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. Minutes from the February 10th, 2022 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
 - a. Quigley Bus Service – (Land Use Appeal Pending)
 - b. Keystone/Hallowell Cluster – Phase I (15 Lots) approved site work continuing, Phase II&III Plans submitted for review.
 - c. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
 - d. Minister Creek LP – Mixed use project – (No New Information)
 - e. Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning, Pennoni review letter dated 2/02/2022. Staff meeting held. Revised Plan Submittal Pending.
 - 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. Plan revisions & waivers submitted for review.
 - i. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Concept Plan for Adult Community (copies for P/A).
 - j. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
 - k. 1627 Swamp Pike - Sketch Plan Introduction R-2 Limited Office/Residential Overlay, additional Zoning & Engineering reviews required.
 - l. 2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.
 - m. Grosser Rd/Rt.100 Medical Facility Concept Plan (Copies for P/A)
5. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting – Workshop scheduled 3/10/2022 @ 6pm
 - b. Zoning/SALDO Updates (Codification in process)
 - (INACTIVE)
 - c. Green Building Ordinance
 - d. Revitalization
6. Pottstown Regional Planning Commission Update
7. Public Comment
8. 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 – May 2022
 - V. 650 Englesville Rd – Revised Plan Submittal Required
9. Adjournment

NEXT MEETING DATE THURSDAY APRIL 14TH, 2022

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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, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, Alan Keiser, Josh Stouch, Andrew Duncan, and 4 residents. The meeting room was arranged for modified social distancing regulations.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of February 10th, 2022. No changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Ms. Carpenter to recommend approval of the February 10th, 2022 Planning Agency minutes. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending)

Keystone/Hallowell Cluster- Phase 1 (15 Lots) approved site work continuing, Phase II (5 Lots) & Phase III Plans Submitted for review.

Wynstone Subdivision – New Hanover Township, revised L.D. Plan Submitted to NHT for review.

Minister Creek LP – Mixed use project (No New Information) – Gambone is purchasing the Zern Farmers Market Property (20 acres) & involving possible future L.D. plans with Market Street access from Rt. 100 to Bartman Avenue, settlement is the end of the month.

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start. Pennoni will review the traffic study.

650 Englesville Road, Rolph Graf – Rolph Graf – R-3 Zoning, Pennoni review letter dated 2/02/2022. Madison Walk Staff Meeting yesterday involving trails, open space, flooding issues, and parking. A summary will be provided by Ms. Lee. Revised Plan Submittal Pending.

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

Rotelle Builders – Buchert Road Kelly Acres. Plan revisions & waivers submitted for review.

Landscaping trees and rain gardens are still being discussed. Ms. Stouch asked Ms. Lee if the driveway location is acceptable, Ms. Lee replied that driveways appear to have clear site distance.

Cobblestone Commons Rt. 73 (13 acres) CC Convenience Commercial – Concept Plan for Adult Community (copies for P/A).

Dienco Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.

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

2022 Model Stormwater Management Ordinance – Mr. Hiryak stated that the Board of Supervisors authorized Pennoni & Staff to start the review for compliance, hopefully to be completed by the fall.

Grosser Rd/Rt.100 Medical Facility Concept Plan – (Copies to P/A), Mr. Hiryak stated that a concept plan introduction was given for the Board of Supervisors involving a smaller Micro/Country Hospital located closer to Rt.100 & a medical office building, no variances or zoning relief at this time. An intro of the Concept Plan will be given to the P/A next month.

Workshop Items

(ACTIVE)

- a. Signage/Lighting – Tonight’s workshop discussion was on lighting and signage. The next workshop on Lighting is scheduled for April 14th @ 6pm.
- b. Zoning/SALDO Updates (Codification in process)

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update

The PMRPC Annual Report is available for review. Mr. Hiryak stated that Mr. Bergstresser joined the zoom meeting as a representative of the P/A. The discussion involved climate change, warmer & wetter weather adding to more flooding and how this is affecting State, County, and Local infrastructure. Studies will continue on the short & long-term effects of climate change on Municipalities and their residents.

Public Comment

Mr. Kolb commented that he would like to be kept in the loop as far as the Zern Property (Farmer's Market) is concerned. He lives next to it and there are fifty years' worth of weeds that have grown up and he would like to see it cleaned up in his life time. Mr. Hiryak stated that the owners want to clean up the buildings, property, parking lot, and are discussing the permit process with our Zoning Department. The long range plan is to eventually connect Market Street from Rt.100 to Bartman Avenue. 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 – Preliminary Plan Approval - Final Plan Submission Pending
- IV. Rotelle – May 2022
- V. 650 Englesville Rd – Revised Plan Submittal Required.

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to adjourn the meeting at 7:21pm. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 14th, 2022

Respectfully submitted by,
Marcy Meitzler