



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

June 9th, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the May 12th, 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. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
 - c. Minister Creek LP/Zern's Property – Proposal to form a Rt.100 Corridor/Market Street Committee
 - d. Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.
 - e. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submittal Pending.
 - f. Rotelle Builders – Buchert Road Kelly Acres. Final Plan submittal pending.
 - g. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment
 - h. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
 - i. 1627 Swamp Pike - R-2 Limited Office/Residential Overlay, plan submittal pending.
 - j. 2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.
 - k. Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan, Pennoni review dated 5/6/22, MCPC review dated 6/02/2022.
5. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting – Final Draft Review
 - b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
 - c. Rt.100 Corridor/Market Street Committee
6. Pottstown Regional Planning Commission Update
 - a. Montco 2040 Grant \$81,000.00 Tennis Court, Pickleball Court, ADA access improvements.
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 – Final Plan Submission Pending
 - V. 650 Englesville Rd – Revised Plan Submittal Required
 - VI. Embree Medical – August 2022
9. Adjournment

NEXT MEETING DATE THURSDAY JULY 14TH, 2022

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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, Charles Rick, Don Bergstresser, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, and 3 residents/developers. 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 May 12th, 2022. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the May 12th, 2022 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending)

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

Minister Creek LP/Zern's Property – Proposal to form a Rt. 100 Corridor/Market Street Committee

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.

650 Englesville Road, Rolph Graf – Rolph Graf – R-3 Zoning, Revised Plan Submittal Pending.

Rotelle Builders – Buchert Road Kelly Acres. Final Plan Submittal Pending.

Cobblestone Commons Rt. 73 (13 acres) CC Convenience Commercial – Zoning Text Amendment

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

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, plan submittal pending.

2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.

Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan, Pennoni review dated 5/6/22, MCPC review dated 6/2/22.

Workshop Items

(ACTIVE)

- a. Signage/Lighting – Final Draft Review – Ms. Crimm will update the draft for the next P/A Meeting.
- b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
- c. Rt. 100 Corridor/Market Street Committee

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update – Mr. Hiryak commented that discussions involved the Montco 2040 Grant of \$81,000.00 that we will use to upgrade our tennis court, new pickleball court, and ADA access improvements in that area. The Circuit Rider has helped Douglass Township obtain \$750,000.00 in grants thus far. Mr. Bergstresser also stated that they discussed the proposed development of the Gilbertsville Golf Course with approximately 297 single family homes and a proposed Royal Farms located next to A D Moyer Lumber in Lower Pottsgrove Township. The proposed Medical Facility at Rt.100/Grosser Rd will be discussed at the next PMRPC meeting.

Public Comment

Mr. Kolb commented that he heard on WFMZ that Daniel Boone and Oley Schools went with the low bid contract for a different bus company that is not in this area and was concerned with Boyertown going with a low bid contract. Mr. Updegrave stated that the Boyertown School District has two years remaining on the contract with Quigley Bus Company.

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 – Final Plan Submittal Pending
- V. 650 Englesville Rd – Revised Plan Submittal Required.
- VI. Embree Medical – Revised Plan

A motion was made by Mr. Richardson, seconded by Mr. Bergstresser to adjourn the meeting at 7:37pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

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

Respectfully submitted by,
Marcy Meitzler