



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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

October 13<sup>th</sup>, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the September 8<sup>th</sup>, 2022 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. MCPC – Planning Assistance Contract (recommendation and priority projects for 3 years)
5. ZHB Decisions – Thursday, September 22<sup>nd</sup>, 2022 Hearings:
  - a. 1365 Grosser Rd, zoning relief for location of shed – Granted with conditions.
  - b. 20 King Drive, zoning relief from accessory building coverage for in-ground pool – Granted with conditions.
  - c. ZHB hearings for 11/17/2022 – Brian Road, accessory building coverage & Swamp Pike zoning relief for lot width & reducing an existing non-conforming lot.
6. Oak Mill (400 Gilbertsville Road) Additional waiver request – Section 414.6 Driveway Slope – Granted by BÖS
7. 815 Congo Road – Structure located within 100ft. of floodplain – Floodplain Agreement/Waiver (P/A approval required)
8. Subdivision and Land Development
  - a. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
  - b. Minister Creek LP/Zern’s Property – Rt.100 Corridor/Market Street Committee (Meetings to be scheduled)
  - c. Holly Road – Neighborhood mixed use on 52 acres. Pennoni review 9/12/22
  - d. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submitted, Pennoni & MCPC Reviews, revised plan pending.
  - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plan submittal pending.
  - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment
  - g. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
  - h. 1627 Swamp Pike - R-2 Limited Office/Residential Overlay, Zoning relief required (Pennoni Zoning Review 9/23/22)
  - i. 2022 Model Stormwater Management Ordinance – Draft Ordinance for review.
  - j. Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan Approved
9. Workshop Items  
(ACTIVE)
  - a. Signage/Act 167/MS4 Stormwater Workshop 10/13/2022 @ 6:00pm
  - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed by 2/23/23)
10. Pottstown Regional Planning Commission Update – No meetings in July/August
  - a. Regional Ambulance Authority Discussion
  - b. Madison Walk – Growth area consistent with comprehensive plan.
11. Public Comment
12. Deadline Dates for Subdivision Submittals:
  - I. Cobblestone Commons – Indefinite
  - II. Quigley Bus Service – (Land Use Appeal Pending)
  - III. Holly Road – November 2022
  - IV. Rotelle – Final Plan Submission Pending
  - V. 650 Englesville Rd – Awaiting revised plan submission
  - VI. Embree Medical – Awaiting Final Plan Revision
13. Adjournment

**NEXT MEETING DATE THURSDAY NOVEMBER 10<sup>TH</sup>, 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, Don Bergstresser, 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, Andrew Duncan, Supervisor Josh Stouch, and 2 residents/developers.

Ms. Carpenter asked if there were any changes, corrections, or additions to the Planning Agency minutes of September 8<sup>th</sup>, 2022, no changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Ms. Stouch to recommend approval of the September 8<sup>th</sup>, 2022 Planning Agency minutes. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

MCPC – Planning Assistance Contract (recommendation and priority projects for 3 yrs – for review only)

Zoning Hearing Board Decisions – Thursday, September 22<sup>nd</sup>, 2022

- a. 1365 Grosser Rd – zoning relief for location of shed - Granted with conditions.
- b. 20 King Drive – zoning relief from accessory building coverage for in-ground pool – Granted with conditions.
- c. Zoning Hearings for 11/17/2022 – Brian Road, zoning relief from accessory building coverage & Swamp Pike – zoning relief for lot width & reducing an existing non-conforming lot.

Oak Mill (400 Gilbertsville Road) Additional Waiver Request – Section 414.6 Driveway Slope – A waiver is requested to allow a driveway stopping area slope for the proposed residential driveways to be greater than 5%, but no greater than 8% - Granted by the BOS

815 Congo Road – Structure located within 100 feet of floodplain – Floodplain Agreement/Waiver (P/A Approval Required). A Declaration of Agreement, Release from Liability and Indemnification has been prepared between owners of 815 Congo Rd and Douglass Township. This agreement basically releases the township and its agencies from any and all responsibility for damages to any proposed structures and other improvements on the property resulting from flooding and extends to all future owners of this property.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to approve the Declaration of Agreement, Release from Liability and Indemnification between owners of 815 Congo Road and Douglass Township on condition that the agreement be signed by all parties, notarized, and returned to the Township and Mr. Dunbar will have it recorded. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed. The Agreements were given to All County Associates to be signed by the owners and notarized.

### **Subdivisions and Land Developments**

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

**Minister Creek LP/Zern's Property** – Rt. 100 Corridor/Market Street Committee (Meetings to be scheduled this fall).

**Holly Road** – Neighborhood mixed use on 52 acres. Pennoni review 9/12/2022. Ms. Lee stated that storm water must still be addressed & resubmission of traffic study. Also, the Zoning Officer cannot approve this until he is notified as to what type of commercial uses will be on this property. The members asked if the access through Giant is ironed out, Mr. Hiryak stated that the Giant access must be agreed upon between Robert Hill & Holly Road Development. It is a private matter between the two property owners.

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**650 Englesville Road (Madison Walk), Rolph Graf** – Rolph Graf – R-3 Zoning, Revised Plan Submitted, Pennoni & MCPC Reviews, revised plan pending.

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

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

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

**1627 Swamp Pike** – R-2 Limited Office/Residential Overlay, Zoning relief required (Pennoni Zoning Review 9/23/22).

**2022 Model Stormwater Management Ordinance** – Draft Ordinance for review. Ms. Carpenter asked for this to go to Mr. Dunbar's office for the final review.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to recommend approval, to the BOS, of the 2022 Model Stormwater Management Ordinance. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

**Grosser Rd/Rt.100 Medical Facility** – Embree/Landcore Preliminary Plan Approved (BOS on Monday 10/17/22 for Preliminary Plan Approval).

### **Workshop Items**

(ACTIVE)

- a. Signage Ordinance and Act 167/MS4 Stormwater Ordinance Workshop 11/10/22 @ 6:30pm – Mr. Hiryak suggested to have Mr. Duncan's opinion on signage.
- b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis to be completed by 2/23/23)

**Pottstown Metro Regional Planning Commission Update** – No meetings in July/August.

- a. Regional Ambulance Authority Discussion – Mr. Stouch & Mr. Duncan addressed the Commission on financing the ambulance services. Mr. Stouch stated you have to look at the impact that new developments have on emergency services and PMRPC has lacked in addressing these impacts and now we are in crisis mode as to how we fund these services. Mr. Stouch & Mr. Duncan have been doing all the leg work for trying to establish a way to solidify ambulance services in the area.
- b. Madison Walk – Growth area consistent with comprehensive plan. PMRPC approved to move forward with this proposal however had concerns with storm water & traffic issues.

### **Public Comment**

No public comment was given.

#### **Deadline Dates for Subdivision Submittals:**

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – (Land Use Appeal Pending)
- III. Holly Road – November 2022
- IV. Rotelle – Final Plan Submission Pending
- V. 650 Englesville Rd – Awaiting revised plan submission
- VI. Embree Medical – Awaiting Final Plan Revision

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to adjourn the meeting at 7:29pm. Richardson-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 10<sup>th</sup>, 2022

Respectfully submitted by,  
Marcy Meitzler