

PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6082

FAX 610 - 367-7124

May 11th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the April 13th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB Decision - 1542 E Phila Ave (VCC) Smoothie/Juice Bar – Granted with conditions.
5. ZHB Applications (2): Avante Apartments Phase II (P/A & BOS Support Application) and 58 Congo Road – Former Garage Apartment, Jeff Karver, Esq. (Hearings scheduled for 6/22/2023)
6. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township
 - 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 (12/19/2022, MCPC Review 2/6/23), awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/School Kids, PennDot Traffic Meeting pending.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. Revised preliminary plan submitted. (April 2023) Dedication of Road A/School Bus Stop/Meeting with Bus Service. Staff Meeting Summary 5/10/2023
 - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plans submitted April 2023. Pennoni Review 4/21/23, MCPC Review 4/18/23, and EMS Review 5/03/23.
 - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community concept drawing. (P/A Introduction 6/8/2023).
 - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting)
 - h. Grosser Rd/Rt100 Medical Facility Pre-Construction Meeting 4/12/23
 - i. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction Introduction of Sketch
 - j. Hollenbach Lumber – WaWa and Chipotle PennDot Traffic Meeting Pending.
7. Workshop Items
(ACTIVE)
 - a. Signage Ordinance/Lighting Ordinance – Adopted 5/01/2023
 - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
 - c. Zoning updates – **Workshop May 11th, 2023 @ 6:00pm.**
 - d. Revitalization (mailboxes on Phila Ave) – **Workshop May 11th, 2023 @ 6:00pm.**
8. Pottstown Regional Planning Commission Update – Montgomery County Annual Housing Report (2022)
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Awaiting Final Plan Revision Submittal
 - II. Rotelle – Final Plan – July 2023
 - III. 650 Englesville Rd – Preliminary Plan – July 2023
11. Adjournment

NEXT MEETING DATE THURSDAY, JUNE 8th, 2023

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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, Charles Rick, Don Bergstresser, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Pete Hiryak, Josh Stouch, and 6 residents/developers. A reporter was also present.

Ms. Carpenter led the Pledge of Allegiance to the flag. Ms. Carpenter asked if there were any changes, corrections, or additions to the Planning Agency minutes of April 13th, 2023. No changes, corrections, or additions were given.

A motion was made by Ms. Stouch, seconded by Mr. Bergstresser to recommend approval of the April 13th, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB Decision - an application for a permitted use variance has been Granted for a Smoothie/Juice Bar (Raw Replenish) at 1542 E Phila Ave in the (VCC) Village Center Commercial with conditions: parking lot shall be sealed & striped with a designated pick up spot per business and at least one handicapped spot per business, if required by the Township, and compliance with all Township, State, and County codes regarding regulations and permits including interior seating capacity.

ZHB Applications

Avante Apartments Phase II (P/A & BOS Support Application) and 58 Congo Road – Former Garage Apartment, Jeff Karver, Esq. (hearings scheduled for 6/22/2023).

58 Congo Road Application – Mr. Karver gave a brief overview of the property stating that this is an existing lot with existing home and garage w/apartment. The property was in disrepair and is being restored by Mr. Romero. A use variance is requested in order to restore the existing garage apartment. The front of the property is connected to public sewer. If approved they also wish to connect the garage/apartment to public sewer. Mr. Richardson asked how many bedrooms in the garage apartment, Mr. Karver replied there are two bedrooms and one bathroom. Mr. Duncan stated that the new owner did a good job cleaning up the property. Mr. Hiryak asked what renovations would be made to the apartment, Mr. Romero said it would be interior code renovations. No other questions were given.

A motion was made by Mr. Richardson, seconded by Ms. DiCicco to support a use variance for the restoration of the garage apartment located at 58 Congo Road with the condition that the owner get all the required permits. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township

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

Holly Road – Neighborhood mixed use on 52 acres. (Pennoni Review 12/19/2022, MCPC Review 2/06/2023), awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/School Kids, PennDot Traffic Meeting pending.

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning, P/A recommended Conditional Preliminary Plan approval in April for a 70-acre parcel (20 acres in Colebrookdale & 50 acres in Douglass). Dedication of Road A/School Bus Stop/Meeting with Bus Service (Staff Meeting Summary 5/10/2023). Colebrookdale Township wants to accept dedication of their portion of Road A, Douglass Township is also leaning towards accepting dedication of our portion of Road A with Westbound parking

only & sidewalks on both sides. There will be 3 bus stops on Road A. Jackson Road & Road C will be 40foot wide. Mr. Stouch commented that for the internal roads the names discussed were Hiryak Way, Musser Circle, Templin Road, and Keiser Road. The bus stops will be at 4-way intersections.

Rotelle Builders – Buchert Road Kelly Acres (5 Lots). Final Plan Submitted April 2023. Pennoni Review 4/21/2023, MCPC Review 4/18/2023, and EMS Review 5/03/2023. Mr. Boyer was present to review the waiver request letter dated 5/03/2023. Mr. Boyer asked for waivers for the following: a waiver for Section 407 to not require the use of the SCS Method to calculate Stream bank Erosion. Stream Bank Erosion has been satisfied using Rational Method and an NPDES Permit has been approved, satisfying DEP stormwater requirements. The P/A was in support of this waiver. Ms. Crimm suggested moving the shade trees closer to Buchert Road, Mr. Boyer said he could look into moving them to 5ft; a waiver for Section 408 to not require a 50% discharge rate reduction for the 100-yr storm. A 50% rate reduction for this storm cannot be met due to the size of the bypass area and the bypass area cannot be reduced further. The rate release meets a 100% pre to post reduction and an NPDES Permit has been approved, satisfying DEP stormwater requirements. The release of 0.004 cfs over the required 50% reduction is negligible. The proposed reduction is 49.92%. The difference can be attributed to rounding errors. Ms. Lee stated 50% is a requirement and prefers not to set precedence in allowing under 50% due to the stormwater issues in the Township. Mr. Richardson stated that it is so close on calculations however down the line it may cause a problem. Mr. Stouch said he is 50/50 on the fence about this but fears a stormwater waiver would cause issues down the line. Mr. Boyer said if he makes any change he would have to send it back to the Conservation District for approval. The P/A did not support this waiver; SALDO - a waiver for #28, the number of trees proposed in the rain gardens are set by DEP requirements found in Chapter 6.4.5 of the PA BMP Stormwater Manual. Per the NPDES Permit, these trees may not be removed or relocated, and must be replaced if the tree or shrub dies. The proposed 223 trees meet the requirements of 420-2.B.1c. – the P/A is not in support. Mr. Rick asked for copies of permits to review plantings and the section in PA BMP Stormwater Manual referencing this for review by legal; a waiver is being requested – Rain Gardens 3 and 4 have been designed using DEP’s Managed Release concept criteria and a limiting zone separation of one foot is permitted. An NPDES Permit has been approved. This waiver is supported by P/A with stormwater captured; and #65 a waiver is requested – General Note 15 on the plans give the Township representatives unrestricted access to the properties for the purpose of stormwater facility inspections. We do not feel a formal document is required in addition to the recorded plan. Ms. Lee said plans always have legal descriptions for stormwater easements. The P/A was in support of this waiver.

Cobblestone Commons Rt.73 13 acres CC Convenience Commercial – Active Adult Community concept drawing (P/A Introduction 6/08/2023).

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting).

Grosser Rd/Rt100 Medical Facility – Pre-Construction Meeting 4/12/2023 – Storm water work and blasting are being performed.

749 Congo Rd, R-1 Cluster (25 Lots) – DelGrippe Construction, Introduction to sketch plan.

Hollenbach Lumber – Wawa and Chipotle PennDot Traffic Meeting on T.B.A. The next step would be for the applicant to officially submit plans for review. PennDot requested a traffic study for Holly Road & Hollenbachs for review prior to staff meeting.

Workshop Items

(ACTIVE)

- a. Signage Ordinance/Lighting Ordinance – Adopted by the BOS 5/01/2023
- b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
- c. Zoning updates - **Workshop June 8th, 2023 @ 6:00pm** (Ms. Crimm has reviewed zoning ordinance)
- d. Revitalization (mailboxes on Phila Ave) – Workshop June 8th, 2023 @ 6pm

Pottstown Metro Regional Planning Commission Update

The 2022 Montgomery County Annual Housing Report was distributed to the P/A members for their review. One note, the median sales prices for homes in Montgomery County increased by \$30,000 in 2022. The demand for single-family units, especially Townhomes, increased significantly even with inflation and interest rates on the increase. The availability/inventory of residential units for sale has decreased slightly causing the higher prices.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Active Adult Community Presentation Pending
- II. Holly Road – Awaiting Final Plan Revision Submittal – Traffic Meeting with PennDot pending.
- III. Rotelle – Final Plan – July 2023
- IV. 650 Englesville Rd – Preliminary Plan – July 2023

A motion was made by Ms. Stouch, seconded by Mr. Bergstresser to adjourn the meeting at 7:50pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 8th, 2023 @ 7pm – Workshop @ 6pm.

Respectfully submitted by,
Marcy Meitzler