

PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6082

FAX 610 - 367-7124

June 8th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the May 11th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB Applications (2): Avante Apartments Phase II (P/A & BOS Support Application) and 58 Congo Road – Former Garage Apartment, BOS & P/A recommended support of the applications. (Hearings scheduled for 6/22/2023 @ 5:30pm)
5. 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 in fall)
 - c. Holly Road – Neighborhood mixed use on 52 acres, awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/bus stops for school kids, School Kids, PennDot Traffic Meeting pending.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. Conditional Preliminary Plan Approval and dedication of Road A recommended to BOS. (BOS Preliminary Plan Approval Granted)
 - 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. Final stormwater revisions pending.
 - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community concept drawing. (P/A Introduction 6/8/2023- Brian Seidel & Don Nocarelli).
 - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting with plan revisions)
 - h. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippe Construction introduction of lot design concept drawing. (Awaiting official preliminary plan submittal)
 - i. Hollenbach Lumber – WaWa and Chipotle PennDot Traffic Meeting Pending.
6. Workshop Items
(ACTIVE)
 - a. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
 - b. Zoning updates – **Workshop June 8th, 2023 @ 6:00pm.**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop June 8th, 2023 @ 6:00pm.**
7. Pottstown Regional Planning Commission Update
 - a. PMRPC Intergovernmental Cooperative Implementation Agreement (2010) – (review, revise, update)
8. Public Comment
9. 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 to BOS
10. Adjournment

NEXT MEETING DATE THURSDAY, JULY 13TH, 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, Ed Reitz, 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 7 residents/developers.

Vice-Chairman 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 May 11th, 2023. No changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Mr. Richardson to recommend approval of the May 11th, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Abstain, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB Applications

Avante Apartments Phase II and 58 Congo Road – Former Garage Apartment, BOS & P/A recommended support of the applications. (hearings scheduled for 6/22/2023 @ 5:30pm)

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 in fall)

Holly Road – Neighborhood mixed use on 52 acres, awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/bus stops for school kids, PennDot traffic meeting pending.

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning, Conditional Preliminary Plan approval and dedication of Road A recommended to BOS. (BOS Preliminary Plan Approval Granted)

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. Final stormwater revisions pending. Mr. Dunbar reviewed the PA BMP Stormwater Manual and agreed with Ms. Lee that the manual referenced recommendations, and agreed that the impass items were only recommendations by the manual not requirements. Will attend July 2023 P/A meeting.

Cobblestone Commons Rt.73, 13 acres CC Convenience Commercial – Active Adult Community concept drawing. Introduction to P/A 6/08/2023 by Brian Seidel, Land Dev Planner & Don Nocarelli – Mr. Seidel said this is a concept plan for a 55+ Active Adult Community consisting of 49 detached two-story townhomes each to have 1st floor master bedroom, no basement, two-car garage with two driveway parking spaces. The proposed development is located on Rt.73 below Bermont Motors at Rt. 73 and Elm Street in the Convenience Commercial (CC) District. The CC District allows for Auto Services and Commercial Uses so we are proposing a text amendment for an age qualified use. Ms. Carpenter stated the buffering would be needed at Rt. 73, Mr. Seidel stated that they propose landscape buffering along Rt. 73, the main entrance would be across from Cobblestone Drive. Entering the development, you would have a clubhouse, patio plaza, pool, and an overflow parking area. A walking loop will be across the back of the property and continue to the clubhouse, emergency access would be gated and could double as a pedestrian trail. This community would have an HOA. A proposed landscape island has been removed from the concept plan at the request of emergency services. Mr. Seidel stated that there are limited areas located in the Township where this type of development is allowed. Mr. Dunbar stated that an amendment to the Convenience Commercial District code section would be required as well as an advertisement for a public hearing. Ms. Lee stated that PennDot requirements also need to be taken into consideration. Mr. Stouch said this property sat undeveloped for some time, many proposals have been discussed however nothing ever happened with it. He liked the concept plan, there will be no impact on

the schools, and it will be better than a convenience store/gas station. We don't have anything like this in the community and it adds to our senior population with minimal service impact. The members asked if any traffic signals would be added, Mr. Seidel replied that he doesn't believe it will have a traffic signal. Ms. Carpenter asked if there would be parking on the street, Mr. Seidel replied there would be no street parking. Mr. Reitz thought that it was too dense and would like more buffering. Mr. Updegrove asked what would be the cost of these units, Mr. Seidel said I would guess approximately \$350,000-\$400,000 per unit. Mr. Seidel asked for a recommendation to move forward.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to recommend that the 55+ Active Adult Community proposal move forward in the plan process. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

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

749 Congo Rd, R-1 Cluster (26 Lots) – DelGrippe Construction, Introduction of lot design concept drawing. (Awaiting official preliminary plan submittal). A resident on Congo Road said she owns the property across the street from this and someone asked her if she knew about this project. The manager said that an introduction was given on the proposed concept plan, the layout was fine however we are waiting on an official plan from the developer in order to move forward with the planning process. The resident should continue to attend meetings once an official plan is submitted for review.

Hollenbach Lumber – Wawa and Chipotle PennDot Traffic Meeting Pending. PennDot requested a traffic study for Holly Road & Hollenbachs for review prior to staff meeting.

Workshop Items

(ACTIVE)

- a. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
- b. Zoning updates – the workshop meeting discussions were on rewrites to the Township Zoning Ordinance. There was a timeline introduction, accessory uses were discussed. A lot of good ideas were given, the process could take 12 to 18 months. Next workshop will be July 13th, 2023 @ 6pm.
- c. Revitalization (mailboxes on Phila Ave) – Workshop July 13th, 2023 @ 6pm

Pottstown Metro Regional Planning Commission Update

Mr. Hiryak distributed the PMRPC Intergovernmental Cooperative Implementation Agreement for the Planning Agency to review. The meetings are on the 3rd Wednesday of every month at 7pm either in person or on zoom.

Public Comment

Mr. Kolb asked if there was a noise ordinance, at 6:00am they are mowing at the NAPA business across from him and after they mow they use leaf blowers. Mr. Duncan said he would reach out to NAPA. Mr. Richardson said he had to laugh because he was approached by people saying that the Wawa on Rt.100 is being torn down and being replaced with the one proposed at Hollenbach Home Center. Mr. Rick inquired if the proposed Wawa & Chipotle are the same people that have the Wawa on Rt. 100 & Grosser Rd, the manager said at this point we do not know. Residents were surprised that they would construct another Wawa so close together. Mr. Stouch said he feels that the developer envisions Hollenbach attracting the northbound traffic while Rt. 100 & Grosser Rd attracts the southbound traffic. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Awaiting Final Plan Revision Submittal
- II. Rotelle – Final Plan – May 2023 revisions (September 2023)
- III. 650 Englesville Rd – Awaiting final plan submittal

A motion was made by Mr. Richardson, seconded by Mr. Bergstresser to adjourn the meeting at 7:50pm. 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 13th, 2023 @ 7pm – **Workshop @ 6pm.**

Respectfully submitted by,
Marcy Meitzler