



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

October 12th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the September 14th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. Legal reviews on zoning issues required.
 - b. Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review.
 - c. Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. (Final Plan Submittal Pending) Phasing proposed.
 - e. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment proposal for review (Requesting P/A recommendation).
 - f. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
 - g. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction (Awaiting official preliminary plan submittal)
 - h. Hollenbach Lumber – WaWa/Chipotle PennDot Traffic & Intersection concerns need to be addressed (see Holly Rd)
 - i. St Luke Knolls – Introduction of a future expansion concept to Senior Living Apartments on Wilson Avenue (Institutional Zoning)
 - j. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning)
 - k. Pending ZHB Applications – L. V. Hospital (signs); Accessory building coverage for inground pools on Christopher Drive and Hickory Valley Drive
5. Workshop Items
 - (ACTIVE)
 - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required)
 - b. Zoning updates – **Workshop October 12th, 2023 @ 6:00pm.**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop October 12th, 2023 @ 6:00pm.**
6. Pottstown Regional Planning Commission Update
 - a. Review of Cobblestone Commons/Crossing zoning text and zoning map amendments.
 - b. PARRC – 5-Year Funding Plan Report
7. Public Comment
8. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Awaiting revised final plan submittal
 - II. 650 Englesville Rd – Awaiting Final Plan Submittal
9. Adjournment

NEXT MEETING DATE THURSDAY, NOVEMBER 9TH, 2023 @ 7PM

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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, Sara Carpenter, Ed Reitz, 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.

Chairman Reitz led the Pledge of Allegiance to the flag. Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of September 14th, 2023. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the September 14th, 2023 Planning Agency minutes. Richardson-Aye, Rick-Abstain, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township. Legal reviews on zoning issues required.

Minister Creek LP/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review. They will be applying for grant money to help fund Market Street. Will attend P/A meeting in Nov/Dec 2023.

Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly Rd/County Line Rd from the proposed projects.

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning (Final Plan Submittal Pending) Phasing proposed.

Cobblestone Commons/Crossing Rt.73, 13 acres CC Convenience Commercial – Active Adult Community. Zoning Text Amendment proposal for review. (Requesting P/A recommendation) Brian Seidel, Nick Feola, and Legal Representative Bernadette Kearney were present to represent this project. Text Amendments: Section 1 – Amendment of Chapter 27, Zoning. Part 10, CC – Convenience Commercial District, is amended to add a new Section 1001.A Conditional Uses to read as follows: **Section 1001.A Conditional Uses.** An Active Adult Community is permitted by conditional use subject to the provisions of Part 23, Adult Active Community Overlay District. **Section 2** – Amendment of Chapter 27, Zoning Part 23, Adult Active Community Overlay District, Section 2302, is amended to repeal the existing Section 2302 - Overlay District and replacing it with a new description: An Active Adult Community is permitted by conditional use in the M1 Office and Light Industrial District on the west side of Rt. 100 and anywhere in the CC Convenience Commercial District. The conditional use provisions of Section 2312.5 shall be applicable to all active adult community uses. **Section 3** – this amendment is for repealing Chapter 27, Zoning Ordinance Subsection A of Section 2301.2 – Accessory Uses, and replacing it with a new description of the permitted accessory use. Under subsection A of the current zoning code, indoor or outdoor recreation facilities, except for outdoor swimming pools is provided. In the proposed new section indoor or outdoor recreation facilities are permitted accessory uses. Since Recreation Facilities, Indoor/Outdoor Recreation, and Swimming Pools are not specifically defined under Section 201 – Definitions of the Zoning Ordinance, we recommend that Section 2301.2.A be revised to include examples of indoor/outdoor recreation such as swimming pools, sports courts, play structures, etc. the applicant may wish to consider adding a definition for “recreation facilities” under Section 201 - Definitions of the Zoning Ordinance.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch for the recommendation of text amendments addressing Pennoni Engineering comment letter to the Board of Supervisors. Richardson-Aye, Rick-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed

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1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.

749 Congo Rd, R-1 Cluster (25 Lots) – DelGrippo Construction (Awaiting official preliminary plan submittal).

Hollenbach Lumber – Wawa/Chipotle PennDot Traffic & Intersection concerns need to be addressed (see Holly Rd). Submission of official plan is needed for review to start.

St. Luke Knolls – Introduction of a future expansion concept to Senior Living Apartments on Wilson Avenue (Institutional Zoning). Nick Feola, Bruce, HDC Mid Atlantic Representative, and St Luke Knolls Board Member were present for the introduction of a one building 48-unit expansion for affordable senior (62+) independent living consisting of two stories on the front & three stories to the rear, the entrance will be to the east side and 50 parking spaces. There will most likely be 38 one-bedroom units (700sf) and 10 two-bedroom units to accommodate siblings living together or for a caretaker. Within the one building expansion there will be a lobby, lounge, and fitness facility. All units will be handicap accessible or adaptable for future need and the building will have an elevator system and a sprinkler system. Currently there are 40 existing units and 144 people on a waiting list. The units will be serviced by public sewer and onsite water however public water with Borough of Boyertown is being discussed. Mr. Feola commented that the property is landlocked so an easement will be required. They are in the process of seeking PFEA federal funding, the deadline for the funding is mid-December. They will be seeking a zoning review letter for a permitted use to coincide with their funding plan. Mr. Feola stated that hopefully by next fall they will have a land development plan. Mr. Hamill commented that on the introduction plan the road doesn't look wide enough for emergency services to turn so they should make sure that the swing radius is wide enough, Mr. Stouch added that there is no access to the back of the building so that also would have to be looked into.

115 W. Moyer Rd (Old Swenson Farm) – 27 acres (17 lots, one-acre zoning) The concept plan is proposing 17 new lots with single-family detached dwellings, open space, and stormwater management facilities within the site. The existing wetlands, ponds, utility easement are to remain. The site will be serviced by public water and public sewer, access to the site will be an extension of Ming Drive from upper Pottsgrove Township to the proposed cul-de-sac on the site and an extension of Links Drive from Douglass Township. A formal introduction will be on the November P/A agenda.

Pending ZHB Applications – L. V. Hospital (signs); Accessory building coverage for inground pools on Christopher Drive and Hickory Valley Drive, awaiting completed applications.

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Codification (Municipal Final Draft Review of online ordinances) – Legal review is completed. Required ordinance going through the scheduling process.
- b. Zoning updates – Process continues (Residential) **Workshop November 9th, 2023 @ 6pm.**
- c. Revitalization (mailboxes on Phila Ave) – **Workshop November 9th, 2023 @ 6pm.**

Pottstown Metro Regional Planning Commission Update

Mr. Hiriyak stated that there was a review of Cobblestone Commons/Crossing zoning text and zoning map amendments and the Commission found it to be consistent. PARRC distributed the 5-Year Funding Plan Report.

Public Comment

The manager said that Mr. Richardson's Planning Agency term will be ending this year, if he plans to continue with the P/A please send an email to me. Also Mr. Bergstresser will be on the November ballot for the position of Douglass Township Supervisor starting in 2024 and if elected there cannot be two BOS members on the Planning Agency. Anyone interested in becoming a P/A Member or serving on any other Board or Committee please notify the manager.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Awaiting revised final plan submittal
- II. 650 Englesville Rd – Awaiting Final Plan Submittal

A motion was made by Mr. Reitz, seconded by Mr. Richardson to adjourn the meeting at 7:47pm. Richardson-Aye, Rick-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on November 9th, 2023 @ 7pm – **Workshop @ 6pm.**

Respectfully submitted by,
Marcy Meitzler