



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

January 11th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. 2024 Appointments to the Planning Agency
 - a. (1) 4 Year Term – Joe Richardson, (1) 4 Year Term – Michael Heydt
 - b. Yearly Appointments – Blake Dunbar (Planning Agency Solicitor), Khal Hassan & Allison Lee (Township Engineer), MCPC (Year 2 of 3 Year Planning Assistance Contract) Naomi Crimm MCPC Planner.
4. Reorganization
 - a. Nominations and Vote for Planning Agency Chairman
 - b. Nominations and Vote for Planning Agency Vice Chairman
5. Minutes from the December 14th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
6. ZHB – LVHN Application for additional signage, hearing scheduled for Tuesday January 23rd, 2024 @ 5:30pm
7. 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 adopted by BOS.
 - f. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
 - g. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development Preliminary Plans Submitted.
 - h. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning)
 - i. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin
8. Workshop Items
(ACTIVE)
 - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required) final legal review and advertisement in 2024.
 - b. Zoning updates – Workshop January 11th, 2024 @ 6pm
 - c. Revitalization (mailboxes on Phila Ave) – Workshop January 11th, 2024 @ 6pm
9. Pottstown Regional Planning Commission Update
 - a. Any P/A member interested in attending either in-person or via zoom
10. Public Comment
11. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Revised final plans February 2024
 - II. 650 Englesville Rd – Awaiting Final Plan Submittal
 - III. 749 Congo Road – R-1 Cluster 26 Lots March 2024
12. Adjournment

NEXT MEETING DATE THURSDAY, FEBRUARY 8TH, 2024

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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, Mike Heydt, Ed Reitz, Sara Carpenter, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Asst. Manager Andrew Duncan, Josh Stouch, Don Bergstresser, and 3 residents.

Mr. Reitz led the Pledge of Allegiance to the flag. Mr. Reitz announced that Mr. Richardson was reappointed to a 4-year term and Mike Heydt was appointed to a 4-year term. Mr. Reitz also announced that Brant & Associates, Blake Dunbar, was reappointed as the P/A Solicitor, Pennoni Engineering (Khal Hassan & Allison Lee) were appointed Township Engineers, and Naomi Crimm of MCPC is the Township's planning consultant (Year 2 of 3 Year Planning Assistance Contract).

Reorganization

The meeting was handed over to Solicitor Blake Dunbar for reorganization. Mr. Dunbar asked for nominations for P/A Chairman. Ms. DiCicco nominated Ed Reitz for Chairman, no other nominations were given.

A motion was made by Ms. DiCicco, seconded by Mr. Richardson to nominate Ed Reitz as P/A Chairman. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Solicitor Dunbar asked for nominations for Vice Chairman of the P/A. Mr. Reitz nominated Sara Carpenter as the Vice Chairman, no other nominations were given.

A motion was made by Mr. Reitz, seconded by Mr. Heydt to nominate Sara Carpenter as Vice Chairman of the P/A. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed. Chairman Reitz continued with the meeting.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of December 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 December 14, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Abstain, Reitz-Abstain, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB – LVHN Application for additional signage, hearing scheduled for Tuesday January 23rd, 2024 @ 5:30pm. Mr. Duncan stated that the variance request is for wall signage and directional signage. LVHN has already agreed to reduce the Grosser Road sign to static.

Subdivisions and Land Developments

Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present to P/A proposed Market Street concept/design/location.

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. Traffic/Stormwater concerns.

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

Cobblestone Commons Rt. 73, 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting Plan Submittal.

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

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749 Congo Rd – R-1 Cluster, 26 Lots – CRDT Development Preliminary Plans Submitted (reviews pending).

St. Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting Plan Submittal

115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin (Awaiting Plan Submittal)

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required) final legal review and advertisement in 2024.
- b. Zoning Updates – **Workshop February 8th, 2024 @ 6pm**
- c. Revitalization (mailboxes on Phila Ave) – **Workshop February 8th, 2024 @ 6pm**

Pottstown Metro Regional Planning Commission Update

- a. Any P/A member interested in attending either in-person or via zoom – Ms. DiCicco volunteered to attend these meetings via zoom.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Revised final plans February 2024
- II. 650 Englesville Rd – (Madison Walk) Awaiting Final Plan Submittal
- III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 – Mr. Duncan stated that we have just received information to process.

A motion was made by Mr. Heydt, seconded by Mr. Richardson to adjourn the meeting at 7:14pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on February 8th, 2024

Respectfully submitted by,
Marcy Meitzler