



# PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

March 14<sup>th</sup>, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the February 8<sup>th</sup>, 2024 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. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024. Awaiting revised Final Plan Submittal.
  - 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. Awaiting plan submittal
  - f. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
  - g. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development. Awaiting revised Preliminary Plan Submittal.
  - h. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.
  - i. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin – Awaiting plan submittal.
  - j. John Lee, 131 Niantic Road – Lot line revision plan review
5. Workshop Items
  - (ACTIVE)
  - a. Zoning Ordinance Codification – Ordinance #2024-02 P/A review of final draft, MCPC review pending.
  - b. Zoning updates – Workshop March 14<sup>th</sup>, 2024 @ 6pm
  - c. Revitalization (mailboxes on Phila Ave) – Workshop March 14<sup>th</sup>, 2024 @ 6pm
6. Pottstown Regional Planning Commission Update
  - a. 749 Congo Road review (consistent with PMRPC Comprehensive Plan) MCPC review letter dated 2/23/2024.
  - b. Upper Pottsgrove Township – Ordinance regarding municipal buildings on open space lots (No decision made).
7. Public Comment
8. Deadline Dates for Subdivision Submittals:
  - I. Holly Road – Awaiting Final Plan Revisions (NPDES Permit/stormwater calculation/traffic concerns)
  - II. 650 Englesville Rd – Awaiting Final Plan Submittal (Phasing)
  - III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Plans to be revised per Pennoni review)
9. Adjournment

**NEXT MEETING DATE THURSDAY, APRIL 11<sup>TH</sup>, 2024 @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, Mike Heydt, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Greg Kerr of Pennoni Engineering, Manager Peter Hiryak, Josh Stouch, and 7 residents/developers.

Mr. 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 February 8<sup>th</sup>, 2024. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the February 8<sup>th</sup>, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

### **Subdivisions and Land Developments**

**Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street** – Developer to present proposed Market Street concept/design for review.

**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 (NPDES Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024. Awaiting revised Final Plan Submittal.

**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.

**749 Congo Rd** – R-1 Cluster, 26 Lots – CRDT Development. Awaiting revised Preliminary Plan Submittal.

**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)

**131 Niantic Road, John Lee** – Lot line revision plan review. John & Patricia Lee, owners of both lots 1 & 3, are proposing a minor lot line adjustment between lots 1& 3 resulting in decreasing lot #1 (131 Niantic Rd) by 19,650sf from 3.0372 acres to 2.5861 acres and increasing lot #3 (127 Niantic Road) by 19,650sf from 10.3731 acres to 10.8242 acres. Lots 1 and 3 are part of a prior 2008 approved and recorded 5-lot subdivision and land development application known as the Windemere Subdivision. Mr. Kerr stated that Pennoni had no issues with the minor lot line revision proposal.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend support to the Board of Supervisors for the Minor Preliminary/Final Plan Boundary Line Revision for John Lee, 131 Niantic Road. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

### **Workshop Items**

(ACTIVE)

- a. Zoning Ordinance Codification – Ordinance 2024-02 P/A review of final draft, MCPC review pending.
- b. Zoning Updates – **Workshop April 11<sup>th</sup>, 2024 @ 6pm**
- c. Revitalization (mailboxes on Phila Ave) – **Workshop April 11<sup>th</sup>, 2024 @ 6pm**

**Pottstown Metro Regional Planning Commission Update**

Mr. Hiryak stated that the 749 Congo Rd 26-lot subdivision was reviewed and they found it to be consistent with the PMRPC Comprehensive Plan. Also discussed was Upper Pottsgrove Township's Ordinance allowing municipal buildings on open space lots (No decision Made).

**Public Comment**

Mr. Stouch announced that there is a House Bill in the works for PA Affordable Housing Act which directs Townships to provide free or affordable housing to the homeless population. Mr. Hiryak stated that during the last election there was some traffic and land damages at the polling location on Buchert Road (Tri-County Bible Church). In order to be pro-active Mr. Stouch and Mr. Duncan have been working to find a solution for the District 3 polling site. The Douglass Township Administration Building site is being looked into as a temporary District 3 polling site however, the Election Board must officially approve the site and Douglass Township must sign agreements before this happens. Unofficially polling sites will be: District 1 – Shepherd of the Hills Church on Hoffmansville Road; District 2 – Trinity EC Church on Swinehart Road; District 3 - Douglass Township Administration Building; District 4 – Tri-County Bible Church on Buchert Road. Once everything is finalized the County will mail out new voter cards. Ms. Stouch commented that some Townships give their employees the day off if their building is used for voting purposes. Mr. Hiryak said the Township building will be closed for business on Election Day however some staff will be here to open and close the building. No other comments were given.

**Deadline Dates for Subdivision Submittals:**

- I. Holly Road – Awaiting Final Plan Revision (NPDES Permit/stormwater calculation/traffic concerns).
- II. 650 Englesville Rd – (Madison Walk) Awaiting Final Plan Submittal (Phasing)
- III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Plans to be revised per Pennoni review)

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 7:23pm. 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 April 11<sup>th</sup>, 2024

Respectfully submitted by,  
Marcy Meitzler