



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

April 11th, 2024

Area Code 610 - 367-6082

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the March 14th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB (3) Applications – (Hearing date Wednesday, May 15th, 2024)
 - a. 265 Middle Creek Rd – Gunsmith Home Occupation
 - b. 110 Noble Ln, Deck & Shed (Coverage Variance)
 - c. 45 Huntsville Dr – Inground Pool (Accessory Use Coverage)
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. Legal issues/lawsuits pending.
 - 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. 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. (156 Townhouses, 22 single family, 3 commercial pads)
 - 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/Traffic Study
 - f. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development. Awaiting revised Preliminary Plan Submittal.
 - g. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.
 - h. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin – Awaiting plan submittal.
 - i. John Lee, 131 Niantic Road – Lot line revision (BOS Approved)
 - j. David Specht – Rt. 100 Swinehart Rd (proposal to extend Rt.100 Corridor Zoning District on west side of Rt.100)
6. Workshop Items
(ACTIVE)
 - a. Zoning Ordinance Codification – Ordinance #2024-02, reviewed by Legal & Engineering (MCPC review dated 3/20/24) Planning Agency recommendation required
 - b. Zoning updates – **Workshop April 11th, 2024 @ 6pm**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop April 11th, 2024 @ 6pm** (see staff meeting notes dated 3/21/24)
7. Pottstown Regional Planning Commission Update
 - a. Comprehensive Plan Survey
 - b. 2023 Annual Report PMRPC
 - c. Mini-Grant (5th Round) \$25,000 Douglass Park Tennis/Pickleball Court Renovations
8. Public Comment
9. 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)
10. Adjournment

NEXT MEETING DATE THURSDAY, MAY 9th, 2024 @ 7PM

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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, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Peter Hiryak, Josh Stouch, and 12 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 March 14th, 2024. No changes, corrections, or additions were given.

A motion was made by Mr. Heydt, seconded by Mr. Richardson to recommend approval of the March 14th, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB (3) Applications (Hearing date Wednesday, May 15th, 2024)

1. 265 Middle Creek Rd (proposed Gunsmith Home Occupation) - the property currently consists of a single-family dwelling & accessory building on 84.79 acres in the R-1 Zoning District. Mr. Chan proposes to do research and development, FFL transfer and sales, gunsmithing, parts assembly, engraving, firearms acquisitions, and firearms disposal services utilizing 1000 sq. ft. of existing office space in the accessory building that is 460 feet away from his closest neighbor. This will have no impact on his neighbors with a maximum of 1-4 customers per day, FFL firearms transfers along with gunsmithing services, no signs, no inventory, and the parking area is paved. The planning agency had concerns of this becoming a bigger business. Mr. Chan stated that if he would be handling more than 1-4 customers a day he would relocate to a more appropriate location.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend support of the Gunsmith Home Occupation on 265 Middle Creek Road with the understanding that if it exceeds 1-4 customers per day Mr. Chan will relocate the operation to a more appropriate location. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

2. 110 Noble Ln, Deck & Shed (Coverage Variance) - applicant seeks variance for increasing deck size, addition of shed, and aboveground pool increasing non-conforming use coverage to an already non-conforming accessory use property. A driveway extension was done without a permit, his RV pad has been removed, original pool was removed by applicant before he realized that it could not be replaced at current accessory use coverage. Applicant is asking for an additional 300sq ft to existing 600 sq. ft. deck, new pool, and to replace the RV pad. Applicant stated that All County is doing the stormwater calculations. The Planning Agency needed more information and advised the applicant to complete his work with All-County prior to the 5/15/2024 variance hearing.

A motion was made by Mr. Reitz, seconded by Mr. Rick to show neutral support of this proposed variance, no calculations available by All County. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

3. 45 Huntsville Dr, R-2, inground pool & pavers (Accessory Use Coverage) – Applicant seeks variance for relief from side & rear yard setbacks of 20ft side yard and 25ft rear yard to 17ft side yard & 22ft rear yard setbacks and relief from the 10% accessory coverage to 14.2% accessory coverage for an inground pool & pavers to allow on-site therapy for medical conditions. Ms. Lee said that the existing coverage is 9% out of 10% allowable coverage, with the pool coverage would be at 14.19% which is 4.19% over the allowed coverage. Stormwater concerns were

voiced, Ms. Lee stated that there will be a proposed seepage pit/bed on the property. The applicant said they will also be maintaining the swale that exists on their property.

A motion was made by Mr. Heydt, seconded by Ms. Stouch to show support of the proposed variance of 45 Huntsville Drive for relief of side & rear yard setbacks and allow increased coverage of 4.19% for a total of 14.19% coverage. Richardson-Abstain, Rick-Abstain, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township. Legal issues/lawsuits pending.

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 (156 Townhouses, 22 single family, 3 commercial pads)

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning, (Final Plan with phasing Submittal Pending)

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

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)

David Specht, Rt100 Swinehart Rd (proposal to extend Rt.100 Corridor zoning District on west side of Rt.100) – Mr. Seidel stated that they were interested in possibly extending the Rt.100 Corridor Overlay (west side of Rt.100) from Grosser Road north to the Institutional Zoning District, there is added interest in the properties since the hospital/medical building is being constructed and the properties are currently zoned R-3 & R-4. The planning agency thought this would create major traffic concerns to an already increased volume area and the need for more turn lanes. Mr. Specht said that he is just looking for feedback at this point, the planning agency wanted more details on what they propose to put on that side of Rt.100 before moving forward. They suggested attendance at a future P/A meeting with additional land use details on the west side of Rt. 100.

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Codification – Ordinance 2024-02, reviewed by Legal & Engineering (MCPC review dated 3/20/2024) P/A recommendation required.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend approval to the BOS for Ordinance 2024-02 Zoning Ordinance Codification. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

- b. Zoning Updates – **Workshop May 9th, 2024 @ 6pm (Limited Commercial)**

- c. Revitalization (mailboxes on Phila Ave) – Mr. Hiryak stated that Mr. Duncan, PennDot MCPC, and Pennoni were involved in a staff meeting with PennDot. PennDot was interested more in providing space to widen the roadway, concerns with pedestrian safety, adding a white line on the roadway & crosswalks. Ms. Lee is looking into LTAP Grants available for property owners to improve sidewalks. The Township will contact LTAP to schedule an E. Philadelphia Avenue pedestrian safety study. **Workshop May 9th, 2024 @ 6pm**

Pottstown Metro Regional Planning Commission Update

Discussions involved a Comprehensive Plan Survey & the 2023 Annual PMRPC. Douglass Township was awarded a 5th round Mini-Grant in the amount of \$25,000 for the Douglass Park Tennis/Pickleball Court Renovations.

Public Comment

Mr. Heydt commented that this is Mr. Hiryak’s last Planning Agency Meeting as he is retiring after 34 years with the Township. His last BOS meeting will be on Wednesday April 17th. Mr. Heydt thanked him for his years of service as a Planning Agency Member and as the Township Manager of Douglass Township, Montgomery County. 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 7:53pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 9th, 2024

Respectfully submitted by,
Marcy Meitzler