



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

June 10th, 2021

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the May 13th, 2021 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board – Niehls, Wild Run Road R-1, Relief from 2-acre lot size minimum (1.32 lot with existing house).
5. Subdivision and Land Development
 - a. Quigley Bus Service – (Land Use Appeal Pending) PA recommended approval of waivers & preliminary plan to BOS. (No New Information)
 - b. Danny Jake/Hallowell Cluster – Rick Mast “Country View” Phase I (15 Lots) approved by BOS – Agreements Pending
 - c. Wynstone Subdivision – New Hanover Township (No New Information)
 - d. Minister Creek LP – Mixed use project – (Project on hold).
 - e. Holly Road – Neighborhood mixed use on 52 acres. Awaiting revised plans.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning Sketch Plan Reviews from MCPC & Pennoni
 - g. Schreiner Property, R-1 West Branch Rd/Paper Mill Rd – Waiting for plan submission.
 - h. MS-4 Grant Award from Perkiomen Watershed Conservatory – Allison Lee
6. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting
 - b. Zoning/SALDO Updates (Codification in process) Website update continuing.
 - (INACTIVE)
 - c. Green Building Ordinance
 - d. Revitalization
7. Pottstown Regional Planning Commission Update – Close out of Douglass Park Grants (Basketball Courts)
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – Awaiting revised plans again.
10. Adjournment

NEXT MEETING DATE THURSDAY, JULY 8TH, 2021

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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: Carl Adams, Tom Wynne, Ed Reitz, Joan DiCicco, and Sara Carpenter. Also, in attendance were Solicitor Blake Dunbar of Robert L Brant & Associates, Manager Peter Hiryak, Allison Lee from Pennoni Engineering, Jaime Magaziner from MCPC, and 7 residents/developers. The meeting room was arranged for modified social distancing regulations and everyone was wearing personal protection equipment/masks.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of May 13th, 2021. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Wynne to recommend approval of the May 13th, 2021 Planning Agency minutes. Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Zoning Hearing Board Application – Niehls, Wild Run Road R-1, Relief from 2-acre lot size minimum (1.32 lot with existing house). Steve Tabakelis from All County and Associates, Inc. stated that the Niehls Family previously filed a 2 Lot Minor Subdivision which was approved by the Township however this subdivision cuts into the farm's operating space & plans for future expansions taking away from a productive working cattle farm so they wish to suspend that subdivision in order to divide the farm into a smaller more feasible 1.32-acre subdivision. The variance request is for the relief from the 2-acre minimum lot size zoning requirement for a smaller 1.32 lot size that is more consistent with the surrounding residential lots in this neighborhood. It consists of a reconfiguration of the lot division between the farm and the houses, a plan resubmission will be required after the hearing. Mr. Tabakelis stated that the new proposal is supported by the County and the State's Agricultural Land Preservation Boards. Mr. Wynne stated that this was approved in the past with an alternate sewer site is this still the case with the new proposal, Mr. Tabakelis stated yes this has the alternate sewer site. Mr. Wynne asked if we need to put language in place for protection of the farm operations if the new lot is sold to someone outside of the Niehl's family, Mr. Dunbar said you could put a deed restriction to notify any future owner about the farming operations. Mr. Hiryak stated that if the zoning hearing board approves relief they must then go back through the planning process with a revised plan. Ownership hopes to stay within the Niehls family. Mr. Wynne would like all this to be a condition of approval by the zoning hearing board. Ms. Lee also added that with the new parcel buffering would be required between the 2 lots.

A motion was made by Mr. Wynne, seconded by Mr. Reitz for a recommendation of support to the Zoning Hearing Board for the proposed variance request for relief from the 2-acre minimum lot size in the R-1 Zoning District for a 1.32 acre lot subdivision at 107 Wild Run Road (Niehls Subdivision) with the conditions that an alternate sewer location be provided, deed restriction language be added to notify any future owner of this lot of the farming nature of the adjoining property, and buffering be required for separation of the 2 lot subdivision. Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending) P/A recommended approval of waivers and preliminary plan to BOS. (No New Information)

Danny Jake/Hallowell Cluster- Rick Mast "Country View" Phase 1 (15 Lots) approved by BOS Agreements Pending

Wynstone Subdivision – New Hanover Township (No New Information)

Minister Creek LP – Mixed use project (Project on Hold)

Holly Road – Neighborhood mixed use on 52 acres. Awaiting revised plans.

650 Englesville Road – Rolph Graf, Erin Wit – R-3 Zoning Sketch Plan Reviews from MCPC & Pennoni. Mr. Graf stated that D R Horton has come on board for this project and is proposing R-3 base zoning consisting of 74 single family units, 20 twin units, and 42 townhome units on approximately 50.23 acres in Douglass Township and 68 twin units on 20.01 acres in Colebrookdale Township and eliminating the mixed-use aspect of an earlier proposal. They are proposing a 4 way stop on Jackson Road, the stub road on Estate Road could be used as access to this proposed development however may not be appreciated by current residents or it could be a possible emergency access only. Open Space will consist of 20 acres of passive recreation not really suitable for anything more than a trail system, the development has been planned to keep the current wooded/creek areas intact. A 100-year flood study will be initiated during the land development process. The road system will be 32 feet wide to allow for one side parking, Mr. Wynne asked for a safe walkway network for kids to walk to the school. Mr. Wynne also asked if there could be an on-site meeting to get a better feel of what could be done with the open space area. Ms. Carpenter asked if there would be an HOA, Mr. Graf stated that there would be an HOA because of the maintenance to the basins and it could also take care of trail system and activity fields. Flooding was also a concern in this area and more information will come forth once the 100-year flood study is completed. Mr. Graf stated that a traffic study will be done for Colebrookdale and Douglass Township locations. Ms. Magaziner asked if they will put sidewalks along Swinehart Road, Mr. Graf said that is to be determined, sidewalks will exist at least at major connections. Ms. Lee was concerned that there were not enough parking areas, Mr. Graf stated that there are several little corners that they will utilize for overflow parking. Mr. Hiryak will set up a site meeting. No other questions were given.

Schreiner Property – R-1 West Branch Rd/Paper Mill Rd - Waiting for plan submission.

MS-4 Grant Award from Perkiomen Watershed Conservancy – Allison Lee

Douglass Township has been awarded \$5,000, Ms. Lee stated that this will be used to retrofit the basins with more plantings in the Douglass Township Park. The plantings will be through the outreach volunteer network, Ms. Magaziner stated that the outreach volunteer network is a huge network usually more volunteers than needed during some of these events.

Workshop Items

(ACTIVE)

- a. Signage/Lighting
- b. Zoning/SALDO Updates (Codification in process) Website update continuing.

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update – Close out of Douglass Park Grants (Basketball Courts). The manager stated that we are finishing up the basketball courts project all that needs to be done is striping the courts and replacing hoop backboards and nets, completing drainage at the courts and planting trees. This will close out our outstanding grants.

Public Comment

Ms. Carpenter asked for an update on 303 Gilbertsville Road. The manager stated that the environmental reports concerning 303/305 Gilbertsville Road warrant additional testing that we are discussing with DEP, EPA, and the developer. Area ground water reports are meeting safe drinking limits however more testing is requested for health & safety assurances. Pennoni Engineering reviewed the 900-page report concerning the soil, air, and water in that area, we must be safe before the developer proceeds. Ms. Carpenter said we should require the developer to provide full disclosure to anyone purchasing homes in that development. In another matter, the manager stated that we are mandated to reduce pollution in creek and waterway areas as per MS-4 requirements.

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We are reviewing some projects to reduce sediment runoff into streams in the area. Mr. Wynne and Pennoni Engineering are reviewing some projects involving Middle Creek and Swamp Creek. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Holly Road – Revised Plan Submitted (May 2021)

A motion was made by Mr. Wynne, seconded by Mr. Reitz to adjourn the meeting at 7:45pm. Adams-Aye, Wynne-Aye, Reitz-Aye, DiCicco-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on July 8th, 2021

Respectfully submitted by,
Marcy Meitzler