



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

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November 11th, 2021

1. Call the meeting to order
2. Pledge of Allegiance
3. Congratulations to Douglass Township Supervisor Elect Sara Carpenter
4. Minutes from the October 14th, 2021 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
5. P/A Members – 2022 Term Updates & 2022 Meeting Dates (Review Only)
6. 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 – Phase I (15 Lots) approved, Phase II Submittal Pending
 - c. Wynstone Subdivision – New Hanover Township (No New Information)
 - d. Minister Creek LP – Mixed use project – Staff Meeting Request
 - e. Holly Road – Neighborhood mixed use on 52 acres. Revised plan received October 2021, Staff Meeting Request, will attend December meeting.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning, plan submission pending.
 - g. Schreiner Property, R-1 West Branch Rd/Paper Mill Rd – Waiting for plan submission.
 - h. Rotelle Builders – Buchert Road Kelly Acres. Revised Plan Submitted September 2021. Pennoni & MCPC reviews pending.
 - i. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Staff Meeting Request
7. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting
 - b. Zoning/SALDO Updates (Codification in process)
 - (INACTIVE)
 - c. Green Building Ordinance
 - d. Revitalization
8. Pottstown Regional Planning Commission Update – No update this month.
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – February 2022
 - IV. Rotelle – December 2021
11. Adjournment

NEXT MEETING DATE THURSDAY, DECEMBER 9TH, 2021 @ 7PM

The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M.

Members in attendance were: Joe Richardson, Tom Wynne, Sara Carpenter, and Mr. Reitz arrived at 7:13pm. Also, in attendance were Solicitor Blake Dunbar, Manager Peter Hiryak, Allison Lee from Pennoni Engineering, Eric Jarrell from MCPC, and 3 residents/developers. The meeting room was arranged for modified social distancing regulations.

Mr. Wynne led in the Pledge of Allegiance. Mr. Wynne announced that Mr. Reitz was in route so we would continue to the Subdivisions and Land Developments section and then return to the minutes when Mr. Reitz arrives. Mr. Wynne congratulated Ms. Carpenter for her Supervisor Elect position beginning in January 2022.

Manager Hiryak gave the members with the 2022 Term Updates & 2022 Meeting Dates for their review only. The manager stated that the only P/A term that is ending is Ms. DiCicco and he will reach out to see if she is interested in remaining on the P/A Agency for another term.

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- Phase 1 (15 Lots) approved, Phase II Submittal Pending.

Wynstone Subdivision – New Hanover Township (No New Information)

Minister Creek LP – Mixed use project - Staff Meeting Request

Holly Road – Neighborhood mixed use on 52 acres. Revised plan received October 2021, Staff Meeting Request, will attend December meeting.

650 Englesville Road – Rolph Graf – R-3 Zoning, plan submitted.

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

Rotelle Builders – Brian Boyer, Buchert Road Kelly Acres. Revised Plan Submitted September 2021. Pennoni & MCPC reviews. Mr. Boyer was present to address a few of the waiver request and SALDO comments by Pennoni Engineering: Section 405.1 Street Design Standards – the plan shows an existing 60' wide legal right-of-way for Buchert Road. This waiver is requested to maintain the existing 20.92 feet paved roadway cartway, the County supports this waiver contingent that the applicant shows adequate sight clearances on the plan for each driveway access. Mr. Wynne asked for the developer to consider any way to widen the roadway. SALDO comments: §305.4.B – Major Preliminary Plans – The existing features plan shall show other streets within 400 feet of the tract, showing names, and right-of-way widths. The applicant shall show the existing features within 400 feet surrounding the tract boundary. §305.4.C Major Preliminary Plans – the existing features plan shall show the location and size of sanitary and storm sewers, including invert elevations and direction of flow, within 400 feet of the tract. The applicant shall show the existing features within 400 feet surrounding the tract boundary. There is an existing PVC pipe connected to the existing inlet in front of Lot 1 that should be identified and shown on the plan. There is also an existing water pipe protruding from the ground at the corner radius of Lot 5 across from the Kooker property that should be identified and shown on the plan. All utilities should be field verified. §305.4.1 Major Preliminary Plans – the existing feature plan shall show the location, size, species, and condition of trees six inches in diameter or greater, when standing alone or in small groups. The applicant shall clarify if there are any trees 6-inches or greater on site and show these on the plans. A partial waiver was discussed for areas that are untouched by development. §305.6.C Major Preliminary Plans – the grading and utilities plan shall show the approximate limits of site disturbance, including a clear delineation of existing vegetation to be removed and to be preserved. The applicant shall call out the total limit of disturbance on the plans, and show any existing vegetation to remain or to be removed. §413.5 – Driveways – No driveway location, classification, or design shall be considered finally approved until permits have been granted by the State and/or Township and Preliminary plan approval have been granted by the BOS for the Subdivision and/or land development

which the driveways will serve. The applicant must receive plan approval for the BOS for the proposed five new driveways and their respective locations during waiver process. §420-6.E Rain Gardens – the applicant is proposing rain gardens with 18' to 24" depth amended soils for stormwater management for each lot; however, no amended soil mix has been provided on the plans. The applicant shall provide the amended soil mix for the rain garden detail shown on the PCSM details sheet. §407.B Stream Bank Erosion Requirements – per the underdrain detail, the applicant is proposing a 0.5-inch orifice which is less than the required three inches. The applicant shall provide calculation showing why a 0.5-inch orifice was used as opposed to the required three-inch orifice. §410.B Other requirements – for all the proposed basins, the spillway elevation is only 0.5 feet below the top of berm elevation, which is less than the required two feet below the top of berm. Also, there are no 100-year water elevations shown for the rain gardens. The 100-year storm water elevation shall be shown on the plans and on the rain garden details. §410.1.3 Design Criteria for Stormwater Management Facilities – the applicant is proposing side slopes of three horizontal to one vertical. The applicant shall revise accordingly or request a waiver from this section of the code to allow for side slopes greater than the five horizontal to one vertical. §410.M Design Criteria for Stormwater Management Facilities – the applicant is proposing twelve-inch HDPE pipe for the outlet structures in the rain gardens. The applicant may consider requesting a waiver from this section to allow the use of the proposed twelve-inch HDPE pipe. We would support this waiver request contingent the applicant sufficiently demonstrates the proposed pipe is sufficiently sized to convey the stormwater runoff from a 100-year storm event. §706.B Stormwater Management Easements – the applicant shall provide stormwater management easements in favor of the Township. The applicant may wish to consider a blanket easement across the whole tract for the stormwater management facilities.

In the General Comments section #78 the County deferred to the public works supervisor if any snow easements are needed for the site location, the manager stated that this does not come into play. The manager asked Mr. Boyer to narrow down a waiver request letter to be available by the December 9th Planning Agency Meeting.

Cobblestone Commons – Rt.73, 13 acres (CC) Convenience Commercial – Staff Meeting Request T.B.A.

Mr. Wynne asked if there were any changes, corrections, or additions to the Planning Agency minutes of October 14th, 2021. No changes, corrections, or additions were given.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend approval of the October 14th, 2021 Planning Agency minutes. Richardson-Aye, Wynne-Aye, Reitz-Aye, and Carpenter-Aye. Motion passed.

Mr. Wynne tabled the workshop meetings until a permanent Planner is appointed by the County.

Workshop Items

(ACTIVE)

- a. Signage/Lighting – Mr. Wynne would like the new planner to look compare the signage/lighting in Limerick to Douglass Township's ordinance.
- b. Zoning/SALDO Updates (Codification in process)

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Mr. Wynne stated that hopefully next year the Planning Agency can work on workshop items and bringing SALDO up to date.

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Pottstown Metro Regional Planning Commission Update – Montco Pikes – The Montco Pikes project team is set to work developing recommendations for the six selected Montgomery County owned corridors: Butler Pike, Easton Road, Germantown Pike, Geryville Pike, Sumneytown Pike, and Swamp Pike. These recommendations include proposed locations for needed improvements, such as intersection realignments, drainage upgrades, and bicycle and pedestrian facility installations. While they are working to wrap up the planning effort for this project over the next few months, they are once again inviting the public to weigh in on their proposed recommendations. You may visit the updated MindMixer page at <http://montcopikes.mindmixer.com> to review the summary brochures for each corridor.

Public Comment

No comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Holly Road – November 2021
- IV. Rotelle – December 2021

The manager stated that the members should have a brochure in their meeting packets from MCPC on the Hazard Mitigation Plan, 2023 Update asking them to take an online survey, before the close of 2021, that takes 5-10 minutes notifying MCPC of what natural or man-made hazards most affect residents of the Township. The Hazard Mitigation Plan 2023 Update is to be adopted by the County for all 62 Municipalities. Mr. Richardson stated that he took the survey and they are also addressing the cut thru issues during rush hours in some residential developments.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to adjourn the meeting at 7:35pm. Richardson-Aye, Wynne-Aye, Reitz-Aye, and Carpenter-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 9th, 2021

Respectfully submitted by,
Marcy Meitzler