



**PLANNING AGENCY** *Township of Douglass, Montgomery County*

July 14<sup>th</sup>, 2022

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the June 9<sup>th</sup>, 2022 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. ZHB – Tuesday July 26<sup>th</sup> @ 5:30pm (2) Hearings
  - a. Bartman Ave – business sign on building (size appeal)
  - b. 145 Huntsville Dr – inground pool, accessory building coverage appeal
5. Subdivision and Land Development
  - a. Quigley Bus Service – (Land Use Appeal Pending)
  - b. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
  - c. Minister Creek LP/Zern's Property – Proposal to form a Rt.100 Corridor/Market Street Committee
  - d. Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.
  - e. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submitted, Pennoni & MCPC Reviews.
  - f. Rotelle Builders – Buchert Road Kelly Acres. Final Plan submittal pending.
  - g. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment
  - h. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
  - i. 1627 Swamp Pike - R-2 Limited Office/Residential Overlay, plan submittal pending.
  - j. 2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.
  - k. Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan, Pennoni review dated 5/6/22, MCPC review dated 6/02/2022, PMRPC review dated 7/1/2022..
6. Workshop Items  
(ACTIVE)
  - a. Signage/Lighting – Final Draft Review
  - b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
  - c. Rt.100 Corridor/Market Street Committee
7. Pottstown Regional Planning Commission Update
  - a. Review of Rt.100/Grosser Rd. Medical Facility
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Cobblestone Commons – Indefinite
  - II. Quigley Bus Service – (Land Use Appeal Pending)
  - III. Holly Road – Preliminary Plan Approval – Final Plan Submission Pending
  - IV. Rotelle – Final Plan Submission Pending
  - V. 650 Englesville Rd – September 2022
  - VI. Embree Medical – August 2022
10. Adjournment

**NEXT MEETING DATE THURSDAY AUGUST 11<sup>TH</sup>, 2022**

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The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M. Members in attendance were: Joe Richardson, Don Bergstresser, Charles Rick, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, Supervisor Alan Keiser, and 7 residents/developers. The meeting room was arranged for modified social distancing regulations.

Mr. Hiryak stated that Mr. Bergstresser will be the Acting Substitute Chairman in the absence of Chairman Reitz, who will be having hip replacement surgery and Vice Chairman Sara Carpenter, who is away on business. Also Ms. Stouch is having major surgery and Mr. Hiryak also asked everyone to keep her in their thoughts & prayers.

Mr. Bergstresser asked if there were any changes, corrections, or additions to the Planning Agency minutes of June 9<sup>th</sup>, 2022. No changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Mr. Rick to recommend approval of the June 9<sup>th</sup>, 2022 Planning Agency minutes. Richardson-Aye, Bergstresser-Aye, Rick-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board – (2) Hearings on July 26<sup>th</sup>, 2022

- a. Adams Car Wash, 50 Bartman Ave, GC Zoning District – a variance from Sections 1517F and G2 of the General Commercial Zoning District to install a proposed 72 square foot wall sign on the building, zoning limits such signage to 32 square feet. Mr. Heimer stated that he is asking for the 72 square foot wall sign because his property sits back quite a bit from E. Philadelphia Avenue and it would be more visible from the road. He showed pictures of what the proposed sign would look like, Mr. Richardson felt that it was not unreasonable and it blended with the building. Ms. DiCicco asked if it was a lighted sign, Mr. Heimer replied yes. Mr. Rick asked if it would be lit 24 hours, Mr. Heimer replied that it would be from dusk to dawn on a timer. The P/A recommended that any additional signs other than directional or instructional would have to come before the ZHB.

A motion was made by Ms. DiCicco, seconded by Mr. Richardson to recommend support to the Zoning Hearing Board for the approval of a 72 square foot wall sign for the car wash at 50 Bartman Avenue. Richardson-Aye, Bergstresser-Aye, Rick-Aye, and DiCicco-Aye. Motion passed.

- b. 145 Huntsville Drive, R-2 Zoning District – a variance from Section 3 of Ordinance No. 2016-04 for proposed installation of an in-ground swimming pool with associated decking and equipment pad that will exceed the accessory building coverage limit by 8.62%. The applicant is proposing two (2) underground infiltration systems one at each side of pool to address stormwater management. Mr. Richardson was concerned that the aluminum fence in the swale will restrict water flow, the applicant stated that the fence is pretty open at ground level to allow water flow. Ms. Lee stated that the pool construction cannot start before the development is closed out, she is waiting for as-builts, landscaping, and NPDES permit Notice of Termination. Mr. Hiryak said that the developer has sent a letter stating that he is ready to close out the development and could take several months.

A motion was made by Mr. Richardson, seconded by Mr. Rick to recommend support to the Zoning Hearing Board for approval of a variance to increase the accessory building coverage by 8.62% to install an in-ground swimming pool with associated decking and equipment pad with the condition that stormwater & fencing need to be maintained, and NPDES Notice of Termination being issued for the land development project. Richardson-Aye, Bergstresser-Aye, Rick-Aye, And DiCicco-Aye. Motion passed.

### **Subdivisions and Land Developments**

**Quigley Bus Service** – (Land Use Appeal Pending)

**Wynstone Subdivision** – New Hanover Township, Revised L.D. Plan Submitted to NHT for review.

**Minister Creek LP/Zern's Property** – Proposal to form a Rt. 100 Corridor/Market Street Committee

**Holly Road** – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.

**650 Englesville Road (Madison Walk), Rolph Graf** – Rolph Graf – R-3 Zoning, Revised Plan Submitted, Pennoni & MCPC Reviews. Ms. Crimm stated that the crosswalks should be to ADA standards and there are questions pertaining to the emergency access drive, parking issues, and more trees. We have received Colebrookdales review of the proposed plan. Awaiting revised plan submittal.

**Rotelle Builders** – Buchert Road Kelly Acres. Final Plan Submittal Pending.

**Cobblestone Commons Rt. 73 (13 acres) CC Convenience Commercial** – Zoning Text Amendment

**Diunno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres** – Awaiting Preliminary Plan Submittal.

**1627 Swamp Pike** – R-2 Limited Office/Residential Overlay, plan submittal pending.

**2022 Model Stormwater Management Ordinance** – Pennoni & Staff will start review for compliance.

**Grosser Rd/Rt.100 Medical Facility** – Embree/Landcore Preliminary Plan, Pennoni review dated 5/6/22, MCPC review dated 6/2/22, PMRPC review dated 7/1/2022. Revision expected next month.

### **Workshop Items**

(ACTIVE)

- a. Signage/Lighting – Final Draft Review – Tabled until full Board is available, Ms. Crimm will have final version for the next P/A Meeting.
- b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
- c. Rt. 100 Corridor/Market Street Committee

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

**Pottstown Metro Regional Planning Commission Update** – Mr. Hiryak commented that discussions on the proposed Grosser Rd/Rt. 100 Medical Facility involved stormwater management, street accesses, and traffic. The proposal is consistent with the Pottstown Metropolitan Regional Comprehensive Plan. Discussion was also involving the financial and personnel struggles of Gilbertsville Ambulance & Goodwill Ambulance Services and the possibility of a Regional Ambulance Service. Mr. Hiryak said that the PMRPC will meet again in two months.

### **Public Comment**

A resident asked for an update on the Wynstone Subdivision in New Hanover Township, Mr. Hiryak stated that there are major issues with traffic, stormwater, and residential density however he has nothing new to report. Mr. James Treichler asked how can you get on the Rt.100 Corridor/Market Street Committee, Mr. Hiryak said I am gathering names for this committee so if you and your father would like to be involved as long-time business owners in the Rt.100/Market Street area I will gladly add you to the list. Mr. Treichler said Mike Merkel would also like to be involved, Mr. Hiryak took his contact information and said Mr. Heydt was supposed to contact Mr. Merkel about joining the committee. Meetings will probably start in the fall and you will be contacted by email.

**Deadline Dates for Subdivision Submittals:**

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – (Land Use Appeal Pending)
- III. Holly Road – Preliminary Plan Approval - Final Plan Submission received today by Ms. Lee with stormwater plan, however the traffic study was not included.
- IV. Rotelle – Final Plan Submittal Pending
- V. 650 Englesville Rd – September 2022, Revision pending.
- VI. Embree Medical – August 2022, Revision pending. (Traffic Study is needed)

A motion was made by Mr. Richardson, seconded by Mr. Bergstresser to adjourn the meeting at 7:47pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 11<sup>th</sup>, 2022

Respectfully submitted by,  
Marcy Meitzler