



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

August 11th, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the July 14th, 2022 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB - Tuesday July 26th 2022 Decisions:
 - a. Bartman Ave – Granted 72 square foot business sign with conditions.
 - b. 145 Huntsville Dr – Granted inground pool, accessory building coverage appeal with conditions.
 - c. ZHB Application – Shed location on Grosser Rd, relief from setbacks.
 - d. ZHB Application – in-ground pool on King Drive, relief from accessory use coverage.
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
 - b. Minister Creek LP/Zern's Property – Proposal to form a Rt.100 Corridor/Market Street Committee
 - c. Holly Road – Neighborhood mixed use on 52 acres. Final Plan submitted for review.
 - d. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submitted, Pennoni & MCPC Reviews.
 - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plan submittal pending.
 - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment
 - g. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
 - h. 1627 Swamp Pike - R-2 Limited Office/Residential Overlay, plan submittal pending.
 - i. 2022 Model Stormwater Management Ordinance – Draft Ordinance for review.
 - j. Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan, Revised plan submitted for review.
Zoning review of parking area setback pending.
6. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting – Final Draft Review
 - b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
7. Pottstown Regional Planning Commission Update – No meetings in July/August
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 – November 2022
 - IV. Rotelle – Final Plan Submission Pending
 - V. 650 Englesville Rd – September 2022
 - VI. Embree Medical – November 2022
10. Adjournment

NEXT MEETING DATE THURSDAY SEPTEMBER 8TH, 2022

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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, Don Bergstresser, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, Supervisors Alan Keiser & Josh Stouch, and 7 residents/developers.

Ms. Carpenter asked if there were any changes, corrections, or additions to the Planning Agency minutes of July 14th, 2022. No changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Mr. Bergstresser to recommend approval of the July 14th, 2022 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board Decisions - July 26th, 2022

- a. Adams Car Wash, 50 Bartman Ave, GC Zoning District – Granted relief for a 72 square foot wall sign with conditions that any additional signs must have permission and/or permits from the Township, illuminated sign shall be dimmable and the brightness shall not exceed what is permitted by the Township Zoning Ordinance.
- b. 145 Huntsville Drive, R-2 Zoning District – Granted relief to allow installation of in-ground pool & associated decking and equipment pad that will exceed the accessory building coverage limit by 8.62% with the conditions that all stormwater from the pool area, downspout and sump pump must be directed to infiltration trench, infiltration trench must be maintained to function as designed at all times and Township may inspect the trench if deemed necessary, fencing at the rear of the property must be kept clean/free of debris so as not to impede flow of stormwater, and NPDES permit for the development must be closed out before any construction of the pool begins.

Zoning Hearing Application – September 22nd, 2022

- a. (Garr) 20 King Drive – Relief from accessory building coverage for installation of an in-ground pool & associated decking and equipment pad not to exceed an additional 3.08% coverage. Ms. Lee reviewed grading plan and recommended the issuance of the grading permit contingent upon the applicant obtaining the required zoning variance for the exceedance in the accessory building coverage from the allowed 10% to the proposed 13.08%. Mr. Richardson had concerns about the fence blocking water flow to the infiltration system, Ms. Garr stated that the fencing is pre-existing aluminum fencing which allows water to flow through it. Ms. DiCicco has concerns of water flow going onto neighbors' properties.

A motion was made by Mr. Richardson, seconded by Ms. Stouch to recommend approval of a variance for relief of the 10% accessory building coverage to be increased by 3.08% (13.08% total) to allow installation of an in-ground pool & associated decking and equipment pad with the conditions that all stormwater from the pool area, downspouts, and sump pump must be directed to infiltration trench as to not impact any neighboring properties, infiltration trench must be maintained to function as designed, and the fence must be kept free and clean of debris not to impede water flow. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The manager stated that another Zoning Hearing Application will be in front of the Planning Agency in September involving a location of a shed.

Subdivisions and Land Developments

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. Final Plan submitted for review. Traffic Study & Revision pending.

650 Englesville Road (Madison Walk), Rolph Graf – Rolph Graf – R-3 Zoning, Revised Plan Submitted, Pennoni & MCPC Reviews. Mr. Graf stated that this proposal involves land in Douglass Township (50 acres) and Colebrookdale Township (20 acres). Mr. Graf had a few points that they are looking for direction: the ordinance requires recreational facilities, based on site constraints they are proposing an 8-foot-wide macadam trail system instead of ballfields, basketball & tennis courts, or tot lots. The developer is looking at obtaining an easement for the trail connectivity to the Boyertown Community Park. A Gazebo will be added in the Village Green Area or center hub of the development along with benches at certain locations. The P/A members were comfortable with the trail system, however would like lights installed at the Gazebo & bench areas and provisions that the general public are allowed use of the trail system. The P/A also agreed that the proposed open space be owned & maintained by the HOA. Mr. Graf would like to use replacement trees for the buffering, this will be worked out with Pennoni Engineering. Mr. Graf stated that they have to be 100 ft. from conservation district area however since the homes are higher in elevation they feel that no water would ever reach or penetrate the basements in that area and are safer than the 100 ft. distance. The P/A members cannot support basements in any residential building within 100 ft. from the flood conservation district, but would be open to construction on concrete slabs. Mr. Graf stated that they have aerial imagery to show required existing features within the 400 ft area and felt this to be most accurate, Ms. Lee agreed and the P/A agreed to the aerial imagery. He also asked for a waiver from marking the 12” or larger trees on the property because the property has dying Ash trees, it was suggested to meet with Pennoni Landscape Architect and perform a 100 square foot study. Ms. Lee agreed with the proposed study and the P/A was also in agreement with this suggestion. The development would like to dedicate Road A (the main through street) to the Township with all other sub streets maintained by the HOA, the P/A agreed with the dedication of Road A to the Township without speed bumps or dividers and sub streets to be maintained by the HOA. A waiver from private streets for Township Roadway Specifications was requested but will maintain street turning radius for emergency vehicles, the P/A agreed.

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 – Draft Ordinance for review. Workshop scheduled for September 8th @ 6pm.

Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan. Revised plan submitted for review. Zoning review of parking area setback pending.

Workshop Items

(ACTIVE)

- a. Signage– (Lighting–clean copy to BOS), Signage/Act 167/MS4 Workshop 9/8/22 @ 6pm.
- b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)

Pottstown Metro Regional Planning Commission Update – No meetings in July/August.

Public Comment

No public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – (Land Use Appeal Pending)

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- III. Holly Road – Preliminary Plan Approval – November 2022
- IV. Rotelle – Final Plan Submission Pending
- V. 650 Englesville Rd – September 2022
- VI. Embree Medical – November 2022

A motion was made by Ms. Stouch, seconded by Ms. Carpenter to adjourn the meeting at 8pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 8th, 2022

Respectfully submitted by,
Marcy Meitzler