



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

September 8th, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the August 11th, 2022 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB – Thursday, September 22nd, 2022 Hearings:
 - a. ZHB Application – Shed location on Grosser Rd, relief from setbacks.
5. Oak Mill (400 Gilbertsville Road) Additional waiver request – Section 414.6 Driveway Slope
6. 815 Congo Road – Structure located within 100ft. of floodplain – P/A Review
7. 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 – Rt.100 Corridor/Market Street Committee (Meetings to be scheduled)
 - 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, revised plan pending.
 - 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/Final Plan – Pennoni review & waiver request.
8. Workshop Items
 - (ACTIVE)
 - a. Signage/Act 167/MS4 Stormwater Workshop 9/8/2022 @ 6:00pm
 - b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
9. Pottstown Regional Planning Commission Update – No meetings in July/August
 - a. DEP Guidelines to maintain streams in Communities.
10. Public Comment
11. 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 – Awaiting revised plan submission
 - VI. Embree Medical – November 2022
12. Adjournment

NEXT MEETING DATE THURSDAY OCTOBER 13TH, 2022

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, Kim Stouch, Ed Reitz, Sara Carpenter, Don Bergstresser, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, Andrew Duncan, Supervisors Alan Keiser & Josh Stouch, and 9 residents/developers.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of August 11th, 2022, Ms. Carpenter asked to amend the section under 650 Englesville Road/Madison Walk to read "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". No other changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Mr. Reitz to recommend approval of the August 11th, 2022 Planning Agency minutes with the amendment under 650 Englesville Road/Madison Walk to read "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". Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board Hearing – Thursday, September 22nd, 2022

- a. 1365 Grosser Rd – Shed location, relief from setbacks in R-2 Zoning District. Applicant seeks setback relief for an installed 12'x 20' detached accessory shed building, the setbacks do not meet the zoning setbacks of 20' from the sideyard and 25' from the rear. The applicant's attorney stated that the pre-existing shed was 4' from the property line pin and current shed was placed at the same location. The new shed location is slightly higher ground and does not flood as compared to old building. After a complaint was made to Township she was asked to move the shed to comply with zoning however was unable to move the shed not only for financial reasons but as a result of the consistent wet ground and flooding that occurs in most of the Applicant's rear yard, which is a low point of the entire neighborhood. Ultimately after a magisterial action and paying a fine of \$500, the applicant engaged our law firm to represent her in seeking zoning relief.

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to support a neutral position by the Planning Agency. Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

Oak Mill (400 Gilbertsville Road) Additional Waiver Request – Section 414.6 Driveway Slope – A waiver is requested to allow a driveway stopping area slope for the proposed residential driveways to be greater than 5%, but no greater than 8%. This will allow for adequate drainage between the proposed dwellings, the right-of-way, and rear yards. Mr. Reitz asked how many homes would the waiver request involve, Mr. Briegel replied that it involves 6 or 7 out of 10 homes. Mr. Richardson asked what are the lengths of the driveways, Mr. Briegel said they range from 35 feet to 45 feet long. The members asked Ms. Lee if she agreed with the slope change, Ms. Lee stated that it would be contingent that the cars do not bottom out on the driveways.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to support a waiver from Section 414.6 Driveway Stopping Area to allow a driveway stopping area slope for the proposed residential driveways, in the Oak Mill Development, to be greater than 5%, but no greater than 8% contingent that the slope will not allow cars to bottom out on the driveways. Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

815 Congo Road – Structure located within 100 feet of floodplain (P/A Review) – the P/A members questioned if the structure could be moved further from the floodplain boundary because of the flooding possibility in this area. Ms. Lee advised that this be contingent on signing off on a waiver/liability agreement, in addition a 1-foot high pre-board be installed on the retention basin wall. The P/A asked Mr. Dunbar to draw up agreements for review by the Planning Agency members before any approvals were given.

Subdivisions and Land Developments

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

Minister Creek LP/Zern's Property – Rt. 100 Corridor/Market Street Committee (Meetings to be scheduled this fall).

Holly Road – Neighborhood mixed use on 52 acres. Final Plan submitted for review.

650 Englesville Road (Madison Walk), Rolph Graf – Rolph Graf – R-3 Zoning, Revised Plan

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 October 13th @ 6pm.

Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary/Final – Pennoni review & waiver request. Mr. Lore and Mr. Lehr were present to address the waiver request letter dated 8/30/2022. Also a PA 100 Highway Occupancy Permit is being sought and the applicant did not want this holding up the waiver & plan approval. Waiver Requests: §305.4.B From showing other streets within 400 feet of the tract of land, showing names, and right-of-way widths – a partial waiver would permit the submission of a contextual high-resolution aerial overlay plan with streets shown and labeled without labeling the rights-of-way widths for all roads within that range. The Aerial Plan will include a 400 ft. radius from the site tract boundary which will be drafted and labeled on the plan; §305.4.C (partial waiver) From showing location and size of sanitary and storm sewers, including invert elevations and direction of flow, within 400 feet of the tract of land - the plans show adjacent sanitary sewer facilities within the immediate area of the property delineating connection points; §411.8.A.(1) To permit stormwater recharge systems basins to be located within 50 feet from a structure – a waiver is requested to allow a retention basin closer than 50 ft from a building due to site constraints and site geometry. The BMP locations are compliant with PA DEP guidance; §411.8.A.(2) To permit stormwater recharge systems to be located within 50 ft from a property line or right of way – while the BMP locations are compliant with PA DEP guidance, site, constraints, a waiver is requested due to site constraints and site geometry; §415.3 To permit landscape islands with less than 200 square feet - the plan makes use of the provision for 18 ft long spaces using 2 feet of overhang to meet the 10x20 ft parking stall dimension resulting in landscape islands that are not compliant with the 10x20 ft requirement. The resultant landscape islands are large enough to provide landscaping within the island; §420-3-C.6(rev landscape requirements per Ordinance No. 2021-01 – To permit the use of additional tree species that are not on the List of Recommended Plant Materials is required – while the Township's planting list was used, a partial waiver is requested to allow the addition of some perennials and grasses that are not on the planting list to introduce greater variety into the landscaping design, subject to a note being added to the plans indicating that such species have been selected by the design professionals that are appropriate for the site condition; §420-4.B.1(rev landscape requirements per Ordinance No. 2021-01 From providing a buffer planting area of not less than 25 feet in width along all property lines and external street boundaries of the track proposed for subdivision or land development – relief from this requirement as it pertains to internal lot lines is consistent with the nature of a coordinated development where shared parking and access agreements will be in place; §420-5.C.4(rev landscape requirements per Ordinance No. 2021-01) From providing planting islands with an area of at least 400 square feet – relief is being requested from

this section for the curbed landscape islands that are proposed for single rows of parking which are permitted to be 18-ft long with a 2-foot overhang resulting in a landscape area “box” of 10-ft x 18-ft.; §424.1.A (partial waiver) From providing sidewalks along both sides of all streets and along common driveways and parking areas – specifically along PA-100 – for reasons of safety and practicality, sidewalk is not being proposed along PA-100 which necessitates this waiver request, sidewalk is being proposed along access drive south of the Wawa property and along the main access and parking areas within Lots A and B; §425.1 From providing concrete curbs along each side of all roads in accordance with the chart in section 405 of this chapter – there are known grading, drainage, and flooding concerns in this location and the addition of curbs will exacerbate the problem by interfering with critical drainage patterns. It is acknowledged that such a fee-in-lieu amount to be calculated prior to final plan approval; §425.2 From providing concrete curb with an 8-inch face – waiver is requested to permit concrete curb with a 6” reveal which is consistent with the adjacent Wawa development and more conducive to accessibility grading; Act 167 §410.B (partial) To permit the upstream edge of spillway to be less than 2-ft (at 1.5-ft) below the top of berm – relief from strict compliance of this freeboard requirement is requested in view of the tight elevation constraints, relief is requested on the condition that the spillway height above the 100-year storm elevation be designed to the satisfaction of the Township Engineer; Act 167 §410.1(3) Requiring side slopes not to be greater than five (5) horizontal to one (1) vertical – waiver is requested to provide 3:1 slopes within stormwater management facilities to minimize disturbance on the property and to allow for smaller basin footprint areas. Per discussion with the P/A, sidewalk will be provided along both sides of the existing driveway leading to Grosser Road behind the Wawa with a “mid-block” crosswalk conducting foot traffic to the Wawa at the rear of the Wawa. There was a discussion of a bus route/bus stop within Wawa/Proposed Medical Center interior. Mr. Duncan asked for a review of fire hydrant locations, Mr. Lore agreed. Mr. Lore asked for approval of waiver letter dated 8/30/2022 and Preliminary Plan Approval for the Gilbertsville Medical Facility.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to approve waiver letter of August 30, 2022 and Preliminary Plan Approval of the Gilbertsville Medical Facility Plan on the condition of submission and review of a corrected waiver letter. Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Signage Ordinance and Act 167/MS4 Stormwater Ordinance Workshop 10/13/2022 @ 6pm.
- b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)

Pottstown Metro Regional Planning Commission Update – No meetings in July/August. Copies of the DEP Guidelines to maintain streams in communities were distributed to the P/A members.

Public Comment

No public comment was given.

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
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- V. 650 Englesville Rd – Awaiting revised plan submission
- VI. Embree Medical – November 2022

September 8th, 2022 Page 4

A motion was made by Mr. Bergstresser, seconded by Ms. Stouch to adjourn the meeting at 8:45pm. Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on October 13th, 2022

Respectfully submitted by,
Marcy Meitzler