

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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

December 8<sup>th</sup>, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Welcome Ted Dmytryk, Pennoni Engineering
4. Minutes from the November 10<sup>th</sup>, 2022 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
5. Keith Corson (BMMA)- Requesting P/A Support for Grant Applications ( Gilbertsville Rd pump station improvement, sewer rehabilitation project, and Cyber Security & Energy Efficiency Improvements)
6. MCPC – 3 Year Planning Assistance Contract & 2023 Priority Projects (Approved by BOS)
7. Zoning Hearing – Wednesday, December 14<sup>th</sup>, 2022 beginning at 5:30pm
  - a. 45 Brian Rd - zoning relief from accessory building coverage for in-ground pool (P/A & BOS recommended support with conditions.
8. 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. Reviews Pending
  - d. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submitted November 2022, Pennoni review 12/05/22
  - 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, Zoning relief required (Pennoni Zoning Review 9/23/22)
  - i. 2022 Model Stormwater Management Ordinance – Act 167/MS4 Stormwater Ordinance (to BOS for review)
  - j. Grosser Rd/Rt.100 Medical Facility – Final Plans Submitted December 2022 (Reviews Pending)
9. Workshop Items  
(ACTIVE)
  - a. Signage Ordinance (Zoning Officer comments) No Workshop in December
  - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed by 2/23/23)
  - c. Lighting Ordinance – (to Bos for review)
10. 2023 Meeting Dates and P/A Term information sheet
11. Pottstown Regional Planning Commission Update – December Meeting
12. Public Comment
13. Deadline Dates for Subdivision Submittals:
  - I. Cobblestone Commons – Indefinite
  - II. Quigley Bus Service – (Land Use Appeal Pending)
  - III. Holly Road – Awaiting revised plan submission
  - IV. Rotelle – Final Plan Submission Pending
  - V. 650 Englesville Rd – Madison Walk February 2023
  - VI. Embree Medical – March 2023
14. Adjournment

**NEXT MEETING DATE THURSDAY JANUARY 12<sup>TH</sup>, 2023**

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The meeting of the Douglass Township Planning Agency was called to order at 7:04 P.M.

Members in attendance were: Joe Richardson, Charles Rick, Ed Reitz, Sara Carpenter, Don Bergstresser, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Manager Peter Hiryak, Building Inspector Matt Wojaczyk, Ted Dmytryk of Pennoni Engineering, Naomi Crimm from MCPC, and 5 residents.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of November 10<sup>th</sup>, 2022, no changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Mr. Bergstresser to recommend approval of the November 10<sup>th</sup>, 2022 Planning Agency minutes. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

Keith Corson (BMMA) – Requesting P/A Support for Grant Applications (Gilbertsville Rd pump station improvement, Sewer Rehabilitation Project, and Cyber Security & Energy Efficiency Improvements). Mr. Corson asked for a Letter of Support from the P/A for a grant application by BMMA to the Pennsylvania Department of Community & Economic Development for a Sanitary Sewer Rehabilitation Project in the amount of \$278,256.00 (BMMA is committing \$49,104.00 which is 15% of the total estimated project cost of \$327,360.00) to be used for the Sanitary Sewer Rehabilitation of two existing collection system lines; project A, Henry Ave to North Reading Avenue that provides sewer service to Colebrookdale Township, Berks County and project B, Swinehart Road that provides sewer to Douglass Township, Montgomery County. BMMA is requesting support for a grant application in the amount of \$297,500.00 with BMMA committing to \$52,500.00 (15%) of the total estimated project cost of \$350,000.00 for the proposed replacement of 3 pumps for the Gilbertsville Road Pump Station Improvements, and support for a grant application in the amount of \$444,998.00 with BMMA committing \$222,499.00 (33.3%) of the total estimated project cost of \$667,497.00 to be used for the design and construction of Wastewater Facility Controls, Cybersecurity and Energy Efficiency Improvements within Douglass Township, Montgomery County and Colebrookdale Township, Berks County.

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to support the grant application by BMMA to the Pennsylvania Department of Community & Economic Development for a Sanitary Sewer Rehabilitation Project. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to support the grant application by BMMA to the Pennsylvania Department of Community & Economic Development for the Gilbertsville Road Pump Station Improvements. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to support the grant application by BMMA to the Pennsylvania Department of Community & Economic Development for the design and construction of Wastewater Facility Controls, Cybersecurity and Energy Efficiency Improvement within Douglass Township, Montgomery County and Colebrookdale Township. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, and DiCicco-Aye. Motion passed.

MCPC – 3 Year Planning Assistance Contract & 2023 Priority Projects (Approved by BOS)

- a. 45 Brian Road, zoning relief from accessory building coverage for an in-ground pool (P/A & BOS recommended support with conditions)

### **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. Pennoni review 9/12/2022, revised plan pending – working on final Land Development Plan (not received yet).

**650 Englesville Road (Madison Walk), Rolph Graf** – Rolph Graf – R-3 Zoning, Revised Plan Submitted November 2022.

**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, Zoning relief required (Pennoni Zoning Review 9/23/22).

**2022 Model Stormwater Management Ordinance** – Act 167/MS4 Stormwater Ordinance (BOS Review)

**Grosser Rd/Rt.100 Medical Facility** – Final Plan Submitted December 2022 (Reviews Pending). Mr. Richardson thought the developer's goal was to be completed by the end of next year, Mr. Hiryak commented that maybe the final recommendation will be by early next year and groundbreaking maybe by end of next year.

**749 Congo Road** – Staff Meeting for possible 26 lot Cluster Development on 58 acres (Introduction in 2023)

### **Workshop Items**

(ACTIVE)

- a. Signage Ordinance (Zoning Officer Comments) No Workshop 1/12/2023
- b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis to be completed by 2/23/23)
- c. Lighting Ordinance and Act 167/MS4 Stormwater Ordinance (to BOS for review)

2023 Meeting Dates and P/A Term information sheet – The 2023 Meeting Dates have been approved by the BOS. Ms. Carpenter & Ms. Stouch have expressed interest in returning as Planning Agency Members. Anyone interested on serving on any Boards or Committees should contact Mr. Hiryak.

**Pottstown Metro Regional Planning Commission Update (December Meeting)**– Mr. Hiryak stated that discussions have been involving a Regional Ambulance Service Study through a \$50,000.00 grant. Mr. Stouch and Mr. Duncan have been asked to reach out to area Townships involving discussions on funding and staffing of ambulance services. Also, the PMRPC discussed the planning stages (Feasibility Study & Environmental Study) for the Schuylkill River Passenger Rail System for a possible rail system from Reading to Philadelphia.

### **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 – Awaiting revised plan submission
- IV. Rotelle – Final Plan Submission Pending
- V. 650 Englesville Rd – Madison Walk February 2023
- VI. Embree Medical – March 2023

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to adjourn the meeting at 7:32pm. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 12<sup>th</sup>, 2023

Respectfully submitted by,  
Marcy Meitzler