

PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

April 13th, 2023

Area Code 610 - 367-6062

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the March 9th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB Application – 1542 E Phila Ave (VCC) Smoothie/Juice Bar, hearing scheduled on 4/25/2023
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township
 - 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. Pennoni Review (12/19/2022, MCPC Review 2/6/23), awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/School Kids, PennDot Traffic Meeting pending.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. Revised preliminary plan submitted. (April 2023)
 - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plans submitted April 2023.
 - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community concept drawing.
 - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting)
 - h. Grosser Rd/Rt100 Medical Facility Pre-Construction Meeting 4/12/23
 - i. Avante Apartments Phase II 68 lots – ZHB application received date/time T.B.A. (P/A & BOS Recommended Support)
 - j. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction Introduction of Sketch
 - k. Hollenbach Lumber – WaWa and Chipotle PennDot Traffic Meeting Pending.
6. Workshop Items
(ACTIVE)
 - a. Signage Ordinance/Lighting Ordinance – Advertised for BOS Adoption 5/01/2023
 - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
 - c. Zoning updates – Workshop April 13th @ 6:30pm.
 - d. Revitalization (Mailboxes on Phila Ave)
7. Pottstown Regional Planning Commission Update – 2022 Annual Report
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Active Adult Community Concept Pending
 - II. Holly Road – Awaiting Final Plan Revision Submittal
 - III. Rotelle – Final Plan – July 2023
 - IV. 650 Englesville Rd – Preliminary Plan – July 2023
10. Adjournment

NEXT MEETING DATE THURSDAY, MAY 11TH, 2023

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, Don Bergstresser, Ed Reitz, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Pete Hiryak, Josh Stouch, and 9 residents/developers.

Mr. Reitz led the Pledge of Allegiance to the flag. Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 9th, 2023. No changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Ms. Stouch to recommend approval of the March 9th, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB Application - an application for a permitted use variance has been received for a proposed Smoothie/Juice Bar (Raw Replenish) located at 1542 E Phila Ave in the (VCC) Village Center Commercial located next to the Gilbertsville Vet. This would be a café type setting specializing in cold-pressed juice, smoothies, smoothie bowls, vegan grab and go foods (wraps, sandwiches, salads), in addition to retail items for consumption (drinks, chips, desserts). Ms. Endrick stated she would be using 3 of the 5 store units for the smoothie/juice bar consisting of 4 window seats, 2-3 tables, and lounge seating. They will offer counter service only. Raw Replenish uses no ovens and requires no venting for heat related appliances. Mr. Stouch asked about their peak business hours and how many cars, the applicant replied that at the Pennsburg business the peak hours are 11am to 2pm with 15 cars per hour and the slow hours are 4pm to 6pm with approximately 4-10 cars per hour. Mr. Stouch commented that there are a total 20 parking spaces for all the units at 1542 E Philadelphia Avenue and expressed his concern for available parking and traffic stacking up at the light. He advised that the applicant supply more information to the ZHB on the parking situation at the site. No other questions were given.

A motion was made by Mr. Rietz, seconded by Mr. Richardson to recommend support for the Smoothie/Juice Bar at 1542 E. Philadelphia Avenue in Gilbertsville. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township

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

Holly Road – Neighborhood mixed use on 52 acres. (Pennoni Review 12/19/2022, MCPC Review 2/06/2023), awaiting revised final plan submittal. Road A from Holly to County Line – Dedication/No Parking/School Kids, PennDot Traffic Meeting pending.

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning, Revised Preliminary Plan Submitted (April 2023), a 70-acre parcel (20 acres in Colebrookdale & 50 acres in Douglass). Mr. Graf stated that the waivers have already been discussed & recommended. He is here tonight to ask if the Township will be taking dedication of Road A (Englesville to Swinehart). If the road is dedicated then the school bus will pick up children along that road, the school bus will not pick up on private roads. We can place bus stops at each end of the development. There will be sidewalks on both sides of the road, a trail system is designed throughout the open space area, there will be slow release basins instead of infiltration system and lots of plantings in the development. There will also be road and drainage improvements on Mill Street. Mr. Reitz thought the cart width is small with cars parking on the road, Mr. Graf said there will be no parking on Road A through the development. Mr. Graf prefers to dedicate Road A, Ms. Stouch asked how many stops in this development would it be if it was dedicated she also felt if Road A is dedicated it would not help the other roads in this development, she asked if you can dedicate more than

road A. Mr. Graf said they would dedicate all the roads if that is what the Township wants, the P/A did not like the idea of dedicating all the roads due to the maintenance aspect. Mr. Stouch said there are 5 intersections, Mr. Graf said each would have 4-way stops. The P/A asked how much of road A is in Douglass Township, Mr. Graf said about 60%. Mr. Bergstresser asked if the trail system will connect to Boyertown Park, Mr. Graf said they propose widening of the shoulder for a bike path that gets to the shoulder near the Boyertown Park we need a right-of-way from a neighboring property to connect to the park. Mr. Stouch said if you have 1 bus stop at each end of Road A could they provide parking for 20 cars at each end. Mr. Updegrave added there is also a shortage of bus drivers, can't get anyone to drive. Mr. Reitz favors non-dedication however you must prove to engineering and the Board that you can handle 20 cars stacking up at bus stop, he wants a plan to deal with traffic on Road A. Mr. Graf asked for Preliminary Plan Approval.

A motion was made by Mr. Reitz, seconded by Ms. Stouch to recommend Conditional Preliminary Plan approval pending Engineering & Board approvals on Road A of the Madison Walk Plan. Richardson-Nay, Rick-Nay, Bergstresser-Nay, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. No decision. Mr. Hiriyak said, try to design bus stop areas that can safely support 20 parked cars. Mr. Hamill asked if you can put a small parking area near the bus stop, Mr. Graf replied we are proposing one lot for parking. Mr. Reitz asked what does a month longer matter in order to get this right, Mr. Graf said we keep revising the plan and billing our customer and they are seeing no results. Mr. Bergstresser stated that 1 lot would only hold 10 cars and that is not enough for parking. A representative of the developer D R Horton stated that we will work out some way of making a parking area to meet the needs of the school kids. It was suggested to set up a meeting with representatives of the school district's bus service to further discuss the situation as this project moves forward.

A motion was made by Mr. Reitz, seconded by Ms. Stouch for Conditional Preliminary Plan approval for Madison Walk pending on satisfactorily proving to Engineer Allison Lee and the Board of Supervisors that they can safely store an adequate number of cars for the bus stop stacking area. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Rotelle Builders – Buchert Road Kelly Acres (5 Lots). Final Plan Submittal April 2023 – Ms. Lee stated that she is discussing tree plantings with them, this would be ready possibly in the next month or two.

Cobblestone Commons Rt.73 13 acres CC Convenience Commercial – Active Adult Community concept drawing. Mr. Hiriyak stated that PennDot needs to be involved for access off of Rt.73. Discussions of access from Elm Street for Emergency access as well as possible zoning change or text amendment will be required for this project.

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting).

Grosser Rd/Rt100 Medical Facility – Pre-Construction Meeting 4/12/2023 – Mr. Hiriyak stated that E & S, and land clearing activity will start on this property.

Avante Apartments Phase II 68 Lots – ZHB application received date/time T.B.A. (P/A & BOS Recommended Support)

749 Congo Rd, R-1 Cluster (25 Lots) – DelGrippe Construction, Introduction to sketch plan. Mr. Moyer stated that this proposal is for 26 homes on 60 acres. A right-of-way is being worked out with Mr. Martinez and this property has two floodplains so we shifted the development portion away from those wet areas. Ms. Stouch asked if there would be basements, Mr. Moyer said we are proposing basements. Mr. Reitz commented that we have a lot of wet basements in this area, Mr. Moyer said they plan to use fill at the site to raise the site area. A resident that lives across from this proposed development says that her basement already floods from the new development behind her (Hallowell-Country View) and felt this would give her more flooding and doesn't like the idea. Mr. Moyer said this is an introduction and has to go through the whole review process and hasn't been engineered yet so we can work out the

issues, Ms. Stouch said obviously flooding is the main concern. Mr. Reitz asked what would the average lot size be, Mr. Moyer said the average lot size would be 23,000sf and the minimum would be 15,000sf. Mr. Hiriyak commented that this is an introduction of a concept plan proposal to see if the lay-out of the lots and intersection to Congo Road is acceptable. Mr. Clement said the layout is surrounded by open space and they would possibly need a waiver for the length of road but he was asking for feedback if the P/A liked the layout or not. Mr. Reitz said they liked the layout but had concerns with flooding. Ms. Lee added that this could potentially be another busing situation similar to Madison Walk. The developer will decide if they plan to submit the plan for official review.

Hollenbach Lumber – Wawa and Chipotle PennDot Traffic Meeting on 4/24/2023. The next step would be for the applicant to officially submit plans for review.

Workshop Items

(ACTIVE)

- a. Signage Ordinance/Lighting Ordinance – Advertised for BOS Adoption 5/01/2023
- b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed) – Workshop May 11th, 2023 @ 6:00pm (zoning updates & mailbox discussions)
- c. Revitalization (mailboxes on Phila Ave)

Pottstown Metro Regional Planning Commission Update – 2022 Annual Report

Mr. Hiriyak submitted the PMRPC Annual Report for 2022 and funding will continue for grants for park/open space improvements.

Public Comment

Mr. Updegrave commented if the developer of Madison Walk could cut down the number of homes there could be adequate parking for bus pick up, Mr. Hiriyak said we are aware of the concern and the developer will have to come up with a solution for this issue. Mr. Stouch thanked the P/A from the BOS for their input with the EMS building and announced that Douglass Township received the 2023 Governor's Award for Local Government Excellence for Innovative Community/Governmental Initiatives involving the funding & construction of the new EMS building. State Rep. Donna Scheuren & State Sen. Tracy Pennycuick will be attending the Board of Supervisors Meeting on April 17th, 2023 to present Douglass Township with House & Senate awards for this accomplishment. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Active Adult Community Presentation Pending
- II. Holly Road – Awaiting Final Plan Revision Submittal – Traffic Meeting with PennDot pending.
- III. Rotelle – Final Plan – July 2023
- IV. 650 Englesville Rd – Preliminary Plan – July 2023

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to adjourn the meeting at 8:25pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 11th, 2023 @ 7pm.

Respectfully submitted by,
Marcy Meitzler