



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

February 8th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the January 11th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB Decision – LVHN Application for additional signage, approved with conditions
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. Legal reviews on zoning issues required.
 - b. Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review.
 - c. Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending).
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning, (Final Plan Submittal Pending) Phasing proposed.
 - e. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting plan submittal
 - f. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
 - g. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development Preliminary Plans Submitted. Reviews Pending
 - h. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.
 - i. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin – Awaiting plan submittal.
6. Workshop Items
 - (ACTIVE)
 - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required) final legal review and advertisement in 2024.
 - b. Zoning updates – Workshop February 8th, 2024 @ 6pm
 - c. Revitalization (mailboxes on Phila Ave) – Workshop February 8th, 2024 @ 6pm
7. Pottstown Regional Planning Commission Update
 - a. PARRC 2023 Annual Report & 5-Year Funding Plan
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Awaiting Final Plan Revisions (NPDES Permit/stormwater calculation/traffic concerns)
 - II. 650 Englesville Rd – Awaiting Final Plan Submittal (Phasing)
 - III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Plans to be revised per Pennoni review)
10. Adjournment

NEXT MEETING DATE THURSDAY, MARCH 14TH, 2024 @7PM

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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, Mike Heydt, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Greg Kerr of Pennoni Engineering, Manager Peter Hiryak, and 6 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 January 11th, 2024. No changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to recommend approval of the January 11th, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB – LVHN Application for additional signage, Granted with conditions – Manager Hiryak stated that the ZHB granted the variance for additional signage to LHVN with the following conditions: **No** third-party advertising shall be permitted on either ground sign at or near the entrances off PA Rt100 or Grosser Road; Sign K-2 will not interfere or in any way impede foot traffic along the existing walking path on the north side of Grosser Road; The external sign lighting shall be professionally designed, installed, focused and maintained so that only the ground sign at the Grosser Road entrance is illuminated and no excess light shines anywhere else; All of the subject signage shall be of a size, brightness and location consistent with the subject ZHB application as well as the testimony and exhibits presented at the hearing on January 23, 2024; Applicant shall comply with all applicable Township, County, State and Federal ordinances, rules, regulations, statutes, codes, etc. including the obtaining of all required Township permits.

Subdivisions and Land Developments

Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/design for review.

Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending).

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning, (Final Plan Submittal Pending) Phasing proposed.

Cobblestone Commons Rt. 73, 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting Plan Submittal.

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.

749 Congo Rd – R-1 Cluster, 26 Lots – CRDT Development Preliminary Plans Submitted (reviews pending). Mr. Hiryak said that the applicant will present to the P/A after the revision is submitted.

St. Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting Plan Submittal

115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin (Awaiting Plan Submittal)

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required) Final legal review and advertisement in 2024.
- b. Zoning Updates – **Workshop March 14th, 2024 @ 6pm**
- c. Revitalization (mailboxes on Phila Ave) – **Workshop March 14th, 2024 @ 6pm**

Pottstown Metro Regional Planning Commission Update

Discussion was on the Pottstown Area Regional Recreation Committees 2023 Annual Report and the 5-Year Funding Plan. Mr. Hiryak commented that he was glad to see that Ms. DiCicco, Mr. Richardson, Mr. Bergstresser all attended via zoom as well as himself.

Public Comment

Mr. Updegrave questioned where the proposed development was located on Congo Road, Mr. Hiryak replied north of Linsenbeidler Road between the two ninety degree turns. Mr. Hiryak commented that John Lee on Niantic Road will be proposing a lot line revision next month pending on reviews being completed. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Awaiting Final Plan Revision (NPDES Permit/stormwater calculation/traffic concerns). Mr. Reitz asked if the time line should reflect an indefinite time for review, Mr. Hiryak said that the 90-day time period will start after the next final plan revision is submitted.
- II. 650 Englesville Rd – (Madison Walk) Awaiting Final Plan Submittal (Phasing)
- III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Plans to be revised per Pennoni review)

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to adjourn the meeting at 7:17pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 14th, 2024

Respectfully submitted by,
Marcy Meitzler