



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

April 14th, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the March 10th, 2022 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board – 265 Middle Creek Rd, Floodplain Conservation District Streambank Restoration Project – variance required for excavation in floodway area.
5. Subdivision and Land Development
 - a. Quigley Bus Service – (Land Use Appeal Pending)
 - b. Keystone/Hallowell Cluster – Phase I (15 Lots) approved site work continuing, Phase II&III Final Plan/Waiver/Escrow submitted for review and recommendation by P/A.
 - c. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
 - d. Minister Creek LP – Mixed use project – (No New Information)
 - e. Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning, Pennoni review letter dated 2/02/2022. Staff meeting/site visit summary. Revised Plan Submittal Pending.
 - g. Schreiner Property, R-1 West Branch Rd/Paper Mill Rd – Waiting for plan submission.
 - h. Rotelle Builders – Buchert Road Kelly Acres. Revised Plan Submitted September 2021. Preliminary Plan & Waiver recommendation.
 - i. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment needed.
 - j. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
 - k. 1627 Swamp Pike - R-2 Limited Office/Residential Overlay, sketch plan submitted for review.
 - l. 2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.
 - m. Grosser Rd/Rt.100 Medical Facility Concept Plan – Embree/Landcore Preliminary Plan Introduction
6. Workshop Items
 - (ACTIVE)
 - a. Signage/Lighting – Workshop scheduled 4/14/2022 @ 6pm
 - b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
 - (INACTIVE)
 - c. Green Building Ordinance
 - d. Revitalization
7. Pottstown Regional Planning Commission Update – Discussion on Passenger Rail Service from Reading to Philadelphia & Beyond.
8. A.S.A. - P/A Recommendation for 2 farms to be included in Agricultural Secure Area Monday May 12th @ 6pm.
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – Preliminary Plan Approval – Final Plan Submission Pending
 - IV. Rotelle – May 2022
 - V. 650 Englesville Rd – Revised Plan Submittal Required
 - VI. Embree Medical – August 2022
11. Adjournment

NEXT MEETING DATE THURSDAY MAY 12TH, 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: Charles Rick, Don Bergstresser, Ed Reitz, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, Alan Keiser, and 9 residents. The meeting room was arranged for modified social distancing regulations.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 10th, 2022. No changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Mr. Rick to recommend approval of the March 10th, 2022 Planning Agency minutes. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board – 265 Middle Creek Rd, Floodplain Conservation District Streambank Restoration Project – variance required for excavation in floodway area. Mr. Baldwin, Project Manager, gave a brief overview of the proposal stating that they are receiving funding from the PA Turnpike Commission for the restoration of streams and floodplains for easements purchased at 265 Middle Creek Road. The plan is to reshape for stability, planting natural trees & shrubs, and removing evasive plants, the project would involve 43 acres out of the 85 total acres on this property. Mr. Baldwin and Associate felt that a variance is not needed for this project however Ms. Lee stated that according to the Douglass Township Floodplain Management Ordinance per Section 5.02.B. & C – prohibited uses within the Floodplain Conservation Overlay District includes the placement of fill within the 100-year floodplain as well as prohibiting the encroachment, alteration, or improvement of kind shall be made to any watercourses. Therefore, the applicant is required to obtain a zoning variance to permit the proposed work and watercourse alteration within the floodplain and regulated floodway of Middle Creek. Mr. Dunbar said we need engineering & legal input, we will take it under advisement and I recommend that you return to the P/A at a later date, it will require approval by the Board of Supervisors. Ms. Stouch asked how this location was picked, Mr. Baldwin replied that they looked for existing degrading resources and the landowner was willing to work with us. Middle Creek Road would not be closed during this project because the road is not impacted. The manager suggested that the Attorneys and Engineer determine the best way to proceed with this project.

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending)

Keystone/Hallowell Cluster- Phase 1 (15 Lots) approved site work continuing, Phase II (5 Lots) & Phase III (72 Lots) Final Plan/Waiver/Escrow submitted for review and recommendation by P/A. Mr. Mast stated that Phase I (Estate Lot, 15 Lots, 2 Common Areas) approval was given by the Board of Supervisors. Mr. Mast is asking for approval of Phase II (5 Lots) and Phase III (72 Lots). He also asked for approval of an additional waiver – Section 414.6 Driveway Stopping Area, to allow the driveway stopping area slope to be 8% as opposed to the current 5%, allowing for adequate drainage between the proposed dwellings and the right-of-way and rear yards. The driveways will still meet the requirements of Pennsylvania Code, Title 67, Chapter 441, Access to Highways. Ms. Lee agreed as long as the vehicles do not bottom out. Ms. Crimm supports the application, she suggested some landscaping to define the property lines of the homes that rear yards are facing open space, Mr. Mast said possibly clustered plants could be strategically placed to establish a line and maybe shift some plants at stream bank area.

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser for recommendation of Final Plan Approval of Keystone/Hallowell Phase II with waiver approval for an 8% driveway stopping area slope. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Ms. Stouch for recommendation of Final Plan Approval of Keystone/Hallowell Phase III with waiver approval of an 8% driveway stopping area slope and delineation of backyards and open space with tree clusters/shrubbery. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser for recommendation for waiver approval of an 8% driveway stopping area slope for Keystone/Hallowell Phase I. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

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

Minister Creek LP – Mixed use project (No New Information)

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.

650 Englesville Road, Rolph Graf – Rolph Graf – R-3 Zoning, Pennoni review letter dated 2/02/2022. Madison Walk staff meeting/site visit summary. Revised Plan Submittal Pending.

Schreiner Property – R-1 West Branch Rd/Paper Mill Rd - Waiting for plan submission.

Rotelle Builders – Buchert Road Kelly Acres. Revised Plan Submitted September 2021. Preliminary Plan & Waiver recommendation. Mr. Boyer briefly gave an overview of Waiver Request Letter dated 3/9/2022 and asked for approval and also asked for Preliminary Plan Approval for Kelly Acres.

A motion was made by Mr. Reitz, seconded by Mr. Rick to recommend approval of Waiver Request Letter dated 3/9/2022 for Kelly Acres. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Ms. Stouch for recommendation for Preliminary Plan Approval of the Kelly Acres Subdivision Plan. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Cobblestone Commons Rt. 73 (13 acres) CC Convenience Commercial – Zoning Text Amendment needed.

Diunno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, sketch plan submitted for review. Updated sketch plan required.

2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.

Grosser Rd/Rt.100 Medical Facility Concept Plan – Embree Landcore Preliminary Plan

Introduction - Mr. Lehr and representatives from Landcore & Lehigh Valley Health Network were present to give a brief overview of the Preliminary Plan for a Neighborhood Hospital and Medical Office Building to be located at Grosser Road & PA Route 100. The proposal consists of a one-story medical facility, 3-story medical office building and shared parking. The medical facility will be a fully functioning ER, 24 hours per day, seven days a week, 365 days a year with 10 inpatient rooms, 11 emergency exam rooms, the average stay would only be 2-5 days. The medical office building would house a variety of specialty services, physician offices, outpatient services, diagnostic testing and imaging. Mr. Lehr stated that an escrow has been posted with the Township and plans have been submitted to the Montgomery County Conservation District. Ms. DiCicco said that in the initial introduction of this proposal it was said that our ladder truck would not reach the rooftop, Mr. Lehr stated that it is something that could be resolved through an architectural change. Mr. Hiryak asked if they had to redo their traffic study, Mr. Lehr and representatives replied they are adding some intersections to the existing study and it will only take a few days to redo information. Mr. Kolb asked if this property was

going to connect to Market Street, Mr. Lehr stated that it is not proposed at this time however possibly connecting in the future. No other question or comments were given.

Workshop Items

(ACTIVE)

- a. Signage/Lighting – Tonight’s workshop discussion was on lighting and signage. The next workshop on Lighting is scheduled for May 12th @ 6pm.
- b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update – Mr. Hiryak commented that the discussion was on Passenger Rail Service from Reading to Philadelphia and eventually to New York. Packets have been given to the P/A for review.

ASA – P/A recommendation for two farms to be included in Agricultural Secure Area Monday May 12th @ 7pm. (Renninger, Congo Niantic Rd 20 acres, Moser, Weller Rd 31 acres).

Public Comment

Mr. Kolb commented that if people are so concerned about property lines in Country View why don’t they put visible markers at the property lines.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – (Land Use Appeal Pending)
- III. Holly Road – Preliminary Plan Approval - Final Plan Submission Pending
- IV. Rotelle – Final Plan Submittal Pending
- V. 650 Englesville Rd – Revised Plan Submittal Required.
- VI. Embree Medical – August 2022

A motion was made by Ms. Stouch, seconded by Ms. DiCicco to adjourn the meeting at 8:14pm. Rick-Aye, Bergstresser-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 12th, 2022

Respectfully submitted by,
Marcy Meitzler