



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

November 10th, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the October 13th, 2022 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. MCPC – 3 Year Planning Assistance Contract & 2023 Priority Projects (P/A recommendation requested)
5. Zoning Hearings – Thursday, November 17th, 2022 beginning at 5:30pm
 - a. 45 Brian Rd - zoning relief from accessory building coverage for in-ground pool.
 - b. 1627 Swamp Pike - zoning relief for lot width & reducing an existing non-conforming lot (application not received)
6. 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. Pennoni review 9/12/22, revised plan pending
 - d. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submitted November 2022
 - 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 – Draft Ordinance for review.
 - j. Grosser Rd/Rt.100 Medical Facility – (Awaiting Final Plan Submittal)
7. Workshop Items
 - (ACTIVE)
 - a. Signage Ordinance (Zoning Officer comments)/Act 167/MS4 Stormwater Ordinances (definitions section) Workshop 11/10/2022 @ 6:30pm
 - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed by 2/23/23)
8. 2023 Meeting Dates and P/A Term information sheet
9. Pottstown Regional Planning Commission Update – No meetings scheduled in October/November
10. Public Comment
11. 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 – January 2023
 - VI. Embree Medical – Awaiting Final Plan Revision
12. Adjournment

NEXT MEETING DATE THURSDAY DECEMBER 8TH, 2022

November 10th, 2022 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M.

Members in attendance were: Joe Richardson, Charles Rick, Don Bergstresser, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Andrew Duncan, Supervisor Josh Stouch, and 4 residents/developers.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of October 13th, 2022, no changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to recommend approval of the October 13th, 2022 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Abstain, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

MCPC – Planning Assistance Contract (recommendation and priority projects for 3 yrs) – Mr. Reitz asked where we stand with Codification, Mr. Duncan said we are currently in the editorial & analysis process of codification. Legal advice is needed on some issues and is to be completed by February 2023. Ms. Crimm offered to do an audit of the Zoning Ordinance Updates as a priority project and after that she would also do a SALDO Updates audit.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend approval to the Board of Supervisors for a 3-Year MCPC Planning Assistance Contract with Ms. Crimm to perform audits of the Zoning Ordinance Updates and SALDO Ordinance Updates as part of the priority list during this contract. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing – Wednesday, December 14th, 2022 @ 5:30pm

- a. 45 Brian Road, zoning relief from accessory building coverage for an in-ground pool – the owner said that they are only installing concrete on one side in order to minimize accessory building coverage concerns, there will be a seepage pit for rainfall concerns, a picket fence will be installed to allow for water flow, and he also stated that the neighbors are on board with his proposal. Ms. Lee reviewed the stormwater management and requested a larger size seepage bed and noted that not a lot of maintenance will be needed because its underground however the flow should be monitored. Ms. Lee stated that the proposal is 7.25% over allowed coverage.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend support for zoning relief from the accessory building coverage not to exceed 7.25% over the allowable coverage of 10% for the proposed installation of an in-ground pool and equipment at 45 Brian Road with stormwater, inspection, and maintenance conditions. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

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

November 10th, 2022 Page 2

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 – Draft Ordinance for review.

Grosser Rd/Rt.100 Medical Facility – (Awaiting Final Plan Submittal)

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) and Act 167/MS4 Stormwater Ordinances (definitions section) No Workshop for 12/8/2022

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend approval of the Stormwater Ordinance to the Board of Supervisors. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

- b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis to be completed by 2/23/23)

2023 Meeting Dates and P/A Term information sheet (for P/A review only)

Pottstown Metro Regional Planning Commission Update – No meetings scheduled in October/November.

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 – Awaiting revised plan submission
- IV. Rotelle – Final Plan Submission Pending
- V. 650 Englesville Rd – January 2023
- VI. Embree Medical – Awaiting Final Plan Revision

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to adjourn the meeting at 7:25pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 8th, 2022

Respectfully submitted by,
Marcy Meitzler