

PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-8082

FAX 610 - 367-7124

February 9th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the January 12th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township, Revised L.D. Plan Submitted to New Hanover Twp. 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 (12/19/2022, MCPC Review 2/6/23)
 - d. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submitted November 2022, Pennoni review 12/05/2022
 - 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. Grosser Rd/Rt100 Medical Facility – Final Plans Submitted December 2022 (Pennoni review 1/6/23 & MCPC review 2/6/23)
5. Workshop Items
(ACTIVE)
 - a. Signage Ordinance/Lighting Ordinance – (to BOS for Final review) Stormwater Management Ordinance (BOS adopted 2/6/23)
 - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis continuing, to be completed by 2/23/2023)
 - c. Revitalization
6. Pottstown Regional Planning Commission Update
7. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – March 2023
 - IV. Rotelle – Final Plan Submission Pending
 - V. 650 Englesville Rd – Awaiting Plan Revision
 - VI. Embree Medical – March 2023

11. Adjournment

NEXT MEETING DATE THURSDAY, MARCH 9TH, 2023

The meeting of the Douglass Township Planning Agency was called to order at 7:07 P.M.

Members in attendance were: Joe Richardson, Charles Rick, Ed Reitz, Sara Carpenter, Kim Stouch, Don Bergstresser, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Pete Hiryak, Alan Keiser, and 12 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 12th, 2023. No changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Ms. Stouch to recommend approval of the January 12th, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township, Revised L.D. Plan Submitted to New Hanover Twp. for review.

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). Tom Ludgate gave a brief overview of the mixed residential and commercial use with 156 townhome units, 22 single family units, and 3 commercial properties comprised of one retail building, one retail building with attached restaurant, and one bank. There is one major access road. Mr. Ludgate said there are still some stormwater details to work out. Ms. Lee is concerned that the BMP doesn't have adequate coverage and would like more freeboard added so area is not constantly wet; has concerns of the traffic close to Rt100 & County Line Rd; and the internal traffic calming devices must be put on the plan. It was suggested that the Township meet with PennDot concerning traffic on Rt100 & County Line Road. The manager will reach out to Mr. Haney from PennDot to schedule a meeting. Ms. Crimm would like the developer to consider more buffering behind the townhomes, and landscaping between townhouse units 160 and 161. Mr. Ludgate was asked if Holly Road would have a bus line, he responded that a bus pad would be provided. Mr. Ludgate will resubmit addressing all the concerns discussed tonight. Ms. Carpenter asked if any roads would be dedicated to the Township, Mr. Ludgate said there are no plans to dedicate any roads to the Township. She asked where the kids would get on the school buses, he responded either on Holly Road or on County Line Road. Ms. Carpenter asked for a staff meeting concerning non-dedication of roads, Mr. Hiryak stated that the next staff meeting is scheduled for March 8th, 2023 to discuss these concerns. Ms. Carpenter asked if there was a walking trail throughout the proposed development, Mr. Ludgate said there is a walking trail to the back of the development plus sidewalks. Mr. Richardson asked if there was any change by Giant to open up the access way, Mr. Hiryak replied there is no change. No other questions were given.

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning, Revised Plan Submitted November 2022, Pennoni review 12/05/2022.

Rotelle Builders – Buchert Road Kelly Acres. Final Plan Submittal Pending.

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

Dienno Tract – R-1 Hollowell Rd/Oberholtzer Rd, 41 acres – Awaiting preliminary plan submittal.

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, Zoning relief required (Pennoni Zoning Review 9/23/2022).

Grosser Rd/Rt100 Medical Facility – Final Plans Submitted December 2022 (Pennoni review 1/6/2023 & MCPC review 2/6/2023). Representatives present for the Medical Facility included the Attorney, Engineer, Project Manager, and Chief EMS Kuklinski. They asked for conditional final plan approval and gave a brief overview of the plan which includes a "Neighborhood Hospital" which would administer

emergency treatment & basic acute care and would be state licensed to administer 24/7 care, 365 days a year with 10 in-patient beds, 11 ER exam rooms for a limited stay of two to five days and then transferred to best treatment facility pending on injury or status. There will be an in-house lab, imaging, pharmacy services and ambulance arrival and off-loading area. Ms. Carpenter asked how will the responders know where to take the patients, the Chief of EMS & ER, Jeffrey Kuklinski, stated that they will educate the EMS providers on where to transport 911 responses. Ms. Stouch asked if he had been in contact with other ambulance services, he responded yes, however just simple discussions not involved discussions. Mr. Hiryak asked if we can get into more serious discussions down the road regarding local EMS Service for our residents, Mr. Kuklinski stated yes. There will also be a 3-story medical office building for Physicians' offices on an out patient basis. Mr. Keiser asked will any surgeries be performed, the representatives responded that no surgeries would be performed only stabilization services. Mr. Duncan re-emphasized having discussions involving EMS transports with Chief Kuklinski sooner rather than later to avoid turnaround times. Mr. Bergstresser asked if at Rt100 & Wawa there is enough room for ambulances to get down the middle, Ms. Lee stated there are turn lanes and a through turn lane. The Engineer responded that the road will be 3 car widths wide. Ms. Crimm of MCPC had concerns with the parking lot circulation area between the hospital and medical facility and suggested either making the loop one way or keeping the circulation two-way but removing the entrance to the west, the Engineer stated that it has to be 2-way circulation for mobility issues. Ms. Crimm asked if there could be more crosswalks, the Engineer agreed to add a 4-way crosswalk. Ms. Carpenter about their contributions to Market Street, the Engineer stated that they would be buffering that area but they have no planned development in that area at this time. Ms. Crimm stated that something could be drawn up involving when lot C would be developed something would be set aside for Market Street. Mr. Dunbar said this could be addressed in a development agreement, a discussion is needed as to what is acceptable to the Township.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend Conditional Final Plan Approval pending addressing Engineering & MCPC comments and a Market Street Agreement, of the Rt.100 Medical Facility Plan, to the Board of Supervisors. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The Signage Ordinance and Lighting Ordinance are before the BOS for final review. The Stormwater Management Ordinance was adopted by the BOS 2/6/2023.

Workshop Items

(ACTIVE)

- a. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed – Workshop April 2023
- b. Revitalization

Pottstown Metro Regional Planning Commission Update

Reviewed Memorandum of Understanding with Pottstown Area Health & Wellness Foundation to Co-Administer the Pottstown Regional Partnership for Park Improvements Mini-Grant Program. Mr. Hiryak mentioned that Washington Township was just added as a member of PMRPC.

Public Comment

Mr. Kolb asked if a Helipad will be included at the Medical Facility, the representatives responded no but under a dire emergency they could land in the parking lot/open space area. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Holly Road – March 2023 Awaiting plan revision
- III. Rotelle – Final Plan Submission Pending
- IV. 650 Englesville Rd – Awaiting Plan Revision
- V. Embree Medical – to BOS for final review

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to adjourn the meeting at 8:05pm. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 9th, 2023 @ 7pm.

Respectfully submitted by,
Marcy Meitzler