



# PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

March 9<sup>th</sup>, 2023

Area Code 610 - 367-6082

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the February 9<sup>th</sup>, 2023 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. 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
  - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning, Revised Plan Submitted November 2022, Pennoni review 12/05/2022. Awaiting revised preliminary plan submittal. (April/May 2023)
  - e. Rotelle Builders – Buchert Road Kelly Acres. Awaiting final plan submittal.
  - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment for Active Adult Community.
  - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting)
  - h. Grosser Rd/Rt100 Medical Facility – P/A recommended conditional final plan approval (to BOS)
  - i. Avante Apartments Phase II 68 lots – Introduction & zoning variance review, Chuck Garner, Esq.
  - j. 1542 E. Phila Ave – ZHB Application pending for a Smoothie/Juice Bar
5. Workshop Items
  - (ACTIVE)
  - a. Signage Ordinance/Lighting Ordinance – (to BOS for Final review)
  - b. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed)
  - c. Zoning updates – Workshop April 13<sup>th</sup> @ 6:00pm.
  - d. Revitalization (Mailboxes on Phila Ave)
6. Pottstown Regional Planning Commission Update – (no meeting this month)
7. Public Comment
8. Deadline Dates for Subdivision Submittals:
  - I. Cobblestone Commons – Indefinite
  - II. Holly Road – March 2023
  - III. Rotelle – Final Plan Submission Pending
  - IV. 650 Englesville Rd – Awaiting Plan Revision
9. Adjournment

**NEXT MEETING DATE THURSDAY, APRIL 13<sup>TH</sup>, 2023**

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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, Ed Reitz, Sara Carpenter, Kim Stouch, 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 11 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 February 9<sup>th</sup>, 2023. No changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to recommend approval of the February 9<sup>th</sup>, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-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 – The Township will consider dedication of the main roadway, no parking permitted that would allow school buses to pick up children.

***650 Englesville Road, Rolph Graf*** – Madison Walk R-3 Zoning, Revised Plan Submitted November 2022, Pennoni review 12/05/2022. Revised preliminary plan submitted. (April 2023)

***Rotelle Builders*** – Buchert Road Kelly Acres. Final Plan Submittal April 2023

***Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial*** – Zoning Text Amendment for Active Adult Community.

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

***Grosser Rd/Rt100 Medical Facility*** – P/A recommended conditional final plan approval (to BOS).

***Avante Apartments Phase II 68 Lots*** – Introduction & zoning variance review, Chuck Garner, Esq. – Mr. Garner stated that the property is located at 200 Gilbertsville Road and consists of 105 apartment units, the owner wishes to expand adding 68 units in the rear of the property. The current lender of the existing units will not supply construction financing so the owner is proposing a two-lot subdivision, lot 1 being the current apartments and lot 2 is the rear open lot. After completion of the proposed construction the lots will be combined back into one property. Zoning relief is requested from the following sections: 110 Access to public street, this would impact lot 2 (would be temporary), for interim basis access easement would be provided to lot 2; 128.1 Required road frontage impacting lot 2 (temporary); 602 Minimum tract size, impacting lot 1 (temporary); 603 Maximum density impacting lot 1 (temporary); 604.2.F Minimum building setback from property lines impacting lots 1 & 2 (temporary); 604.2.F Front yard setback impacting lot 1 (existing non-conforming condition); 604.2.F Front yard setback impacting lot 2 (temporary); 604.2.F Side yard setback impacting 1 & 2 (temporary); 604.2.F Rear yard setback impacting lot 1 (temporary); 604.2.F Building setback from parking area impacting lot 1 (existing non-conforming condition); 606.2 Parking setback from property lines impacting 1 & 2 (temporary); 606.2 Parking setback from property line impacting lot 1 (existing non-conforming condition); 604.4 Height of building impacting lot 1 (existing non-conforming condition); 606.1 Parking spaces required impacting lot 1 (temporary); 1810.4 Extension of right to obtain permits beyond 12 months from date of zoning decision impacting lot 1 & 2 (due to economic conditions and the time needed to obtain subdivision and land development approval applicant would request an extension of the life of any variances obtained to allow reasonable time to complete the project). Mr. Reitz commented that he would want this in writing as a condition. Mr. Garner that this could be a condition of consolidation agreement written up by the

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Solicitor. Mr. Garner noted that the variances requested have been listed by the engineers are best as can be determined so we would not have to redo the request. Mr. Garner asked for a recommendation of support by the Planning Agency so his client could continue this process.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend support of the Avante Apartments Expansion proposal to the Board of Supervisors. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

**1542 E Phila Ave** – ZHB Application pending for a Smoothie/Juice Bar – an application 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). They will be attending the April meeting. A hearing date is to be determined.

### **Workshop Items**

(ACTIVE)

- a. Zoning/SALDO Updates (Codification in process, Editorial & Legal Analysis completed) – Workshop April 2023 @ 6:30pm (zoning updates & mailbox discussions)
- b. Revitalization (mailboxes on Phila Ave)

### **Pottstown Metro Regional Planning Commission Update**

No meeting in March 2023

### **Public Comment**

No public comment was given.

### **Deadline Dates for Subdivision Submittals:**

- I. Cobblestone Commons – Indefinite.
- II. Holly Road – (Revised plan pending) Mixed Use – Single Family/Townhomes/Commercial Pads, Discussions of Road A dedication for school bus pick up and drop off and upcoming meeting with PennDot.
- III. Rotelle – Final Plan Submission Pending (April 2023)
- IV. 650 Englesville Rd – Awaiting Plan Revision (Preliminary Plan April)

The manager stated that there will be a new concept plan coming in the future for a proposed Wawa & Restaurant at Hollenbach Home Center located at Rt100/Holly Rd. in the General Commercial Zoning District.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to adjourn the meeting at 7:30pm. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 13<sup>th</sup>, 2023 @ 7pm.

Respectfully submitted by,  
Marcy Meitzler