



**PLANNING AGENCY** *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

July 13<sup>th</sup>, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the June 8<sup>th</sup>, 2023 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. ZHB Decisions (2): Avante Apartments Phase II (Granted with conditions) and 58 Congo Road – Former Garage Apartment (Granted with conditions) hearings held on 6/22/2023.
5. Subdivision and Land Development
  - a. Wynstone Subdivision – New Hanover Township
  - b. Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to submit proposed land use concept plan for review.
  - c. Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot meeting to be scheduled after traffic review is completed.
  - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. (BOS Preliminary Plan Approval Granted)
  - e. Rotelle Builders – Buchert Road Kelly Acres. Final Plan revisions dated May 2023, Pennoni review dated 7/07/2023 – will attend P/A 7/13/2023
  - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community concept drawing.
  - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required (will attend P/A meeting with plan revisions)
  - h. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippe Construction introduction of lot design concept drawing. (Awaiting official preliminary plan submittal)
  - i. Hollenbach Lumber – WaWa and Chipotle PennDot Traffic Meeting Pending regarding Holly Rd/County Line Rd/Rt.100
6. Workshop Items
  - (ACTIVE)
  - a. Zoning Ordinance Codification (Municipal Final Draft Review)
  - b. Zoning updates – **Workshop July 13<sup>th</sup>, 2023 @ 6:00pm.**
  - c. Revitalization (mailboxes on Phila Ave) – **Workshop July 13<sup>th</sup>, 2023 @ 6:00pm.**
7. Pottstown Regional Planning Commission Update
  - a. PARRC 2022 Annual Report
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Holly Road – September 2023
  - II. Rotelle – Final Plan – August 2023
  - III. 650 Englesville Rd – Awaiting Final Plan Submittal
10. Adjournment

**NEXT MEETING DATE THURSDAY, AUGUST 10<sup>TH</sup>, 2023 @ 7PM**

July 13<sup>th</sup>, 2023 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Joe Richardson, Sara Carpenter, Ed Reitz, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Greg Kerr of Pennoni Engineering, Manager Pete Hiryak, Andy Duncan, Josh Stouch, and 9 residents/developers.

Chairman 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 June 8<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 June 8<sup>th</sup>, 2023 Planning Agency minutes. Richardson-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

### ***ZHB Decisions***

Avante Apartments Phase II, 63 additional units, subdivision for financing purposes (Granted with conditions), parcels will be combined when construction is completed. Romero 58 Congo Road – Former Garage Apartment (Granted with conditions), garage apartment will be connected to public sewer.

### **Subdivisions and Land Developments**

***Wynstone Subdivision*** – New Hanover Township

***Minister Creek LP/Zern's Auction Property/Rt. 100 Corridor/Market Street*** – Developer to submit proposed land use concept plan for review.

***Holly Road*** – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot recommended Road A be a possible boulevard with Holly Road the only access to Rt. 100, possible additional right in/right out access to Rt. 100, and additional turning lanes at Rt. 100.

***650 Englesville Road, Rolph Graf*** – Madison Walk R-3 Zoning (BOS Preliminary Plan Approval Granted)

***Rotelle Builders*** – Buchert Road Kelly Acres (5 Lots). Final Plan revisions dated May 2023, Pennoni review dated 7/07/2023. Mr. Boyer of Boyer Engineering discussed the additional waivers requested. Section 405.A.1a Groundwater Recharge – a waiver to not require a two-foot separation of the limiting zoning for Rain Gardens 3 and 4, the applicant has indicated that the rain gardens are designed using DEP's Managed Release Concept design criteria and a limiting zone separation of one foot is permitted, and a NPDES Permit has been approved, satisfying DEP stormwater requirements; Section 407.A Stream Bank Erosion Requirements - a waiver to not require the use of the SCS Method to calculate Stream Bank Erosion, the applicant has indicated that the Stream Bank Erosion has been satisfied using Rational Method and a NPDES Permit has been approved, satisfying DEP stormwater requirements; 408.A Stormwater Peak Rate Control – a waiver to not require a 50% discharge rate reduction of the 100-year storm, Pennoni recommends that the applicant revise the basin designs to fully capture and reduce the post development flows to the required 50% pre-development flows. Under the resubmission, the 50% reduction has been met for the 100—year storm; therefore, a waiver from this code section would not be required. The applicant shall revise the additional waivers requested on the plans to exclude this Code Section. 420-2.B.1.c Tree Replacement Planting Requirements – Mr. Dunbar stated that PA BMP Stormwater Manual gives planting guidelines, not requirements. The rain gardens are overplanted by 30 trees, 6 in each basin. Mr. Boyer was insisted that he would have to resubmit for a new permit, Ms. Lee previously stated that upon discussion with the Montgomery County Conservation District, the reduction in the trees located within the rain gardens would require a minor amendment submission to MCCD to update the NPDES Permit.

Ms. Carpenter asked is the calculation & separation waivers are good to go, Mr. Kerr replied yes. Mr. Boyer will submit a revised waiver letter to Pennoni.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to approve the waiver request letter dated 7/13/2023 of Boyer Engineering LLC for Kelly Acres and conditional approval upon complying with Pennoni Engineering reviews. Richardson-Aye Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

**Cobblestone Commons Rt.73, 13 acres CC Convenience Commercial** – Active Adult Community concept drawing. Draft Zoning Amendment pending.

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

**749 Congo Rd, R-1 Cluster (25 Lots)** – DelGrippo Construction (Awaiting preliminary plan submittal).

**Hollenbach Lumber** – Wawa/Chipotle PennDot Traffic Meeting regarding Holly Rd/County Line Rd/Rt.100 – Traffic & Intersection concerns at that location with the proposed developments.

### **Workshop Items**

(ACTIVE)

- a. Zoning Ordinance Codification (Municipal Final Draft Review of online ordinances)
- b. Zoning updates – Process continues. **Workshop August 10<sup>th</sup>, 2023 @ 6pm.**
- c. Revitalization (mailboxes on Phila Ave)

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

PARRC 2022 Annual Report was given to the members for review. No meeting in July.

### **Public Comment**

Mr. Stouch stated that he and Mr. Duncan attended a Department of Public Safety meeting and the County is putting forth a grant for EMS using Douglass Township as the model for the whole County. Even though our presentation to area municipalities did not resonate, Montgomery County is very serious in retention of emergency services. Mr. Hiryak that there was a meeting with representatives of the Gambone Organization on Market Street/Rt.100 Corridor. The Gambone Organization will introduce a Market Street roadway plan design & funding options. Discussions involved a new traffic signal to be installed on Rt. 100, circle intersections, and ways to obtain grants for funding Market Street. Ms. Stouch asked how much of the proposal will be commercial and how much will be residential, Mr. Hiryak replied that this was not discussed at this time. No other public comment was given.

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

- I. Holly Road – September 2023
- II. Rotelle – Final Plan – August 2023
- III. 650 Englesville Rd – Awaiting final plan submittal

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to adjourn the meeting at 7:38pm. Richardson-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 10<sup>th</sup>, 2023 @ 7pm – **Workshop @ 6pm.**

Respectfully submitted by,  
Marcy Meitzler