



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

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August 10th, 2023

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the July 13th, 2023 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. No new information.
 - b. Minister Creek/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to submit proposed Market Street design for review.
 - c. Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd.
 - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. (Final Plan Submittal Pending)
 - e. Rotelle Builders – Buchert Road Kelly Acres. To BOS for final plan review.
 - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, awaiting Zoning Text Amendment proposal.
 - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
 - h. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippto Construction introduction of lot design concept drawing. (Awaiting official preliminary plan submittal)
 - i. Hollenbach Lumber – WaWa/Chipotle PennDot Traffic & Intersection concerns need to be addressed (see Holly Rd)
5. Workshop Items
 - (ACTIVE)
 - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required)
 - b. Zoning updates – **Workshop August 10th, 2023 @ 6:00pm.**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop August 10th, 2023 @ 6:00pm.**
6. Pottstown Regional Planning Commission Update – No July Meeting
7. Public Comment
8. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Final Plan September 2023
 - II. Rotelle – Final Plan – To BOS for approval
 - III. 650 Englesville Rd – Awaiting Final Plan Submittal
9. Adjournment

NEXT MEETING DATE THURSDAY, SEPTEMBER 14TH, 2023 @ 7PM

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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: Joe Richardson, Charles Rick, Kim Stouch, Ed Reitz, Sara Carpenter, Don Bergstresser, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Pete Hiryak, Andy Duncan, Josh Stouch, and 5 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 July 13th, 2023. No changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Ms. Stouch to recommend approval of the July 13th, 2023 Planning Agency minutes. Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township, no new information. The Manager will reach out to New Hanover Township for updates on this development.

Minister Creek LP/Zern's Auction Property/Rt. 100 Corridor/Market Street – Developer to submit proposed Market Street design for review.

Holly Road – Neighborhood mixed use on 52 acres, revised final plan submitted for review. PennDot has traffic/intersection concerns with Rt.100/Holly Rd/County Line Rd, the proposed Wawa has created additional concerns for PennDot. PennDot recommends that the developers come up with a traffic solution design. Mr. Stouch asked if PennDot will hold up development of the proposed Wawa/Chiptole. Mr. Duncan said no, PennDot wants the developers to come up with a solution to traffic and Gambone has existing issues with Holly Road that are separate from the proposed Wawa/Chipotle plan. They would like to re-design Holly Road by making it the only direct access to Rt.100, emergency access is difficult. PennDot will not approve any timing changes that will affect Rt.100 traffic north & southbound.

650 Englesville Road, Rolph Graf – Madison Walk R-3 Zoning (Final Plan Submittal Pending)

Rotelle Builders – Buchert Road Kelly Acres (5 Lots). To BOS for final plan review.

Cobblestone Commons Rt.73, 13 acres CC Convenience Commercial – Active Adult Community concept drawing. Awaiting Zoning Text Amendment proposal.

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.

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

Hollenbach Lumber – Wawa/Chipotle PennDot Traffic & Intersection concerns need to be addressed (see Holly Rd).

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Codification (Municipal Final Draft Review of online ordinances)
- b. Zoning updates – Process continues. **Workshop September 14th, 2023 @ 6pm.**
- c. Revitalization (mailboxes on Phila Ave)

Pottstown Metro Regional Planning Commission Update

No meeting in July.

Public Comment

A resident recently purchased the small farm at the corner of Mill Street/Swinehart Road and asked if the Madison Walk development could change the horseshoe design of the road to a K design

through the development. The P/A members stated that it is too late to change the location of the road, however Mr. Reitz told him that he could come to another meeting and ask that question when the developer is present but he is quite sure the answer will be no. The developer has taken great pains to avoid any wetlands, a re-design of the roadway would involve crossing wetlands. He asked if the trail system could be relocated away from his property, Mr. Hiryak pulled out the plan and showed the resident that the trail system was relocated away from his property. The resident asked if native trees could be planted, the members responded that there is a list of preferred plantings and Mr. Hiryak will forward him a copy of that list. The resident was informed that he could return to future Planning Agency meetings and ask the developer any questions that he may have on this development. A resident on Cross Road had a complaint about the Pottstown Area Rapid Transit (PART) bus route. Mr. Reitz reminded the resident that this is not a Board of Supervisors meeting this is the Planning Agency meeting and it would not pertain to the P/A. He said that Cross Road is too narrow for a transit bus route and he was told that the Township approved this route. Mr. Stouch said that public transport was approved by Montgomery County, and PART designated the route. Public transportation is its own entity and there is an increase in demand for transportation. Mr. Stouch asked Mr. Dunbar if you can stop public transport buses for travelling public roads, Mr. Dunbar replied that he does not know of any instance where a Township prohibited public transit buses to travel public roads. No other public comment was given.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Final Plan September 2023
- II. Rotelle – Final Plan – To BOS for approval
- III. 650 Englesville Rd – Awaiting Final Plan Submittal

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to adjourn the meeting at 7:40pm. Richardson-Aye, Rick-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 14th, 2023 @ 7pm – **Workshop @ 6pm.**

Respectfully submitted by,
Marcy Meitzler