



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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6082

FAX 610 - 367-7124

September 14<sup>th</sup>, 2023

1. Call the meeting to order.
2. Pledge of Allegiance
3. Minutes from the August 10<sup>th</sup>, 2023 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. Welcome back Ted Dmytryk (Pennoni Engineering)
5. 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. Will attend 9/18/2023 BOS meeting.
  - 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. BOS authorized final plan documents to be prepared.
  - f. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment proposal for review.
  - g. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
  - h. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo 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)
6. Workshop Items
  - (ACTIVE)
  - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required)
  - b. Zoning updates – **Workshop September 14<sup>th</sup>, 2023 @ 6:00pm.**
  - c. Revitalization (mailboxes on Phila Ave) – **Workshop September 14<sup>th</sup>, 2023 @ 6:00pm.**
7. Pottstown Regional Planning Commission Update – Presentation of Pottstown Rapid Transit System
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Holly Road – Awaiting revised final plan submittal
  - II. Rotelle – Final Plan – To BOS for approval
  - III. 650 Englesville Rd – Awaiting Final Plan Submittal
10. Adjournment

**NEXT MEETING DATE THURSDAY, OCTOBER 12<sup>TH</sup>, 2023 @ 7PM**

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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, Don Bergstresser, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Ted Dmytryk of Pennoni Engineering, Manager Pete Hiryak, Andy Duncan, and 9 residents/developers.

Vice-Chairman Carpenter led the Pledge of Allegiance to the flag. Ms. Carpenter asked if there were any changes, corrections, or additions to the Planning Agency minutes of August 10<sup>th</sup>, 2023. No changes, corrections, or additions were given.

A motion was made by Mr. Bergstresser, seconded by Mr. Reitz to recommend approval of the August 10<sup>th</sup>, 2023 Planning Agency minutes. Richardson-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

### **Subdivisions and Land Developments**

**Wynstone Subdivision** – New Hanover Township, no new information. The Manager stated there is no progress with this subdivision, they are going through multiple legal issues.

**Minister Creek LP/Zern's Auction Property/Rt. 100 Corridor/Market Street** – Developer to submit proposed Market Street design for review. Will attend 9/18/2023 BOS meeting.

**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.

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

**Rotelle Builders** – Buchert Road Kelly Acres (5 Lots). BOS authorized final plan documents to be prepared.

**Cobblestone Commons/Crossing Rt.73, 13 acres CC Convenience Commercial** – Active Adult Community. Zoning Text Amendment proposal for review. Brian Seidel, Nick Feola, and legal representation were present to represent this project. Ms. Crimm commented that the proposed map amendment would allow the Active Adult Community Overlay to be permitted by conditional use anywhere in the Convenience Commercial District. MCPC recommends that the AAC only be permitted on parcels fronting Rt. 73 to allow for more active commercial uses for properties fronting Rt. 100. Mr. Feola commented the size requirement at Rt.100 would not be allowed, it must be net 5 acres. Ms. Crimm recommended that the ordinance be altered to require an indoor recreation option if an outdoor pool is to be built so that residents have access to four-season recreation. Mr. Seidel responded that we propose an outdoor pickle ball court, an overflow parking area, and a small clubhouse that could be a small fitness area or something for activities. Mr. Richardson suggested extending the pedestrian walking area to be beyond the overflow parking into Elm Street. Mr. Feola said that they would consider doing that. Ms. Crimm would like to revise the overlay ordinance for a better development. Mr. Reitz still thought it was too many units for the acreage, Mr. Seidel said the zoning allows 4.5 dwelling units per acre. Mr. Hiryak said, you are not proposing any density changes in the Adult Community Overlay? Mr. Seidel & Mr. Feola replied that is correct. Mr. Hiryak stated that legal will review the ordinance verbiage, we will place this on the P/A October Agenda.

**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). Submission of official plan is needed for review to start.

### **Workshop Items**

(ACTIVE)

- a. Zoning Ordinance Codification (Municipal Final Draft Review of online ordinances) – Legal review is completed.

- b. Zoning updates – Process continues. Ms. Crimm stated that this evening we worked on use regulations for Institutional and Industrial areas. **Workshop October 12<sup>th</sup>, 2023 @ 6pm.**
- c. Revitalization (mailboxes on Phila Ave) – Ms. Crimm stated that this evening we discussed removal of mailboxes on E. Philadelphia Avenue and replacement options that will improve the main street appearance.

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

Mr. Hiryak stated that there was a presentation of the Pottstown Rapid Transit System. The Orange Line bus system serving Boyertown & Gilbertsville is a very popular program. Municipalities will be informed of new proposed bus stops specifically along E. Philadelphia Avenue and higher density housing developments in our region.

### **Public Comment**

Mr. Kolb commented that one of the options for the replacement of the E. Philadelphia Avenue mailboxes was a cluster box located next to the Rt. 73 entrance of the administration office building and has concerns that everyone will exit the area via the alleyway that leads to Merkel Road. He said it is very dangerous to pull out there. Ms. Carpenter asked if maybe there could be signs added so that exit is not used. Mr. Hiryak said the property at the alleyway is an apartment building and they put trash/recycling totes on Merkel Road which adds to the concern of pulling out onto Merkel. Ms. Stouch asked Mr. Hiryak if the resident on the corner of Mill & Swinehart has reached out to him again about the roadway in the Madison Walk development. Mr. Hiryak said he gave the resident the information that he asked for and has not heard anything from him. No other comments were given.

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

- I. Holly Road – Awaiting revised final plan submittal
- II. Rotelle – Final Plan – To BOS for approval
- III. 650 Englesville Rd – Awaiting Final Plan Submittal

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to adjourn the meeting at 7:33pm. Richardson-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on October 12<sup>th</sup>, 2023 @ 7pm – **Workshop @ 6pm.**

Respectfully submitted by,  
Marcy Meitzler