

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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

November 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 October 12<sup>th</sup>, 2023 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. ZHB Application – Christopher Drive R-2 accessory building coverage appeal – inground pool
5. Subdivision and Land Development
  - a. Wynstone Subdivision – New Hanover Township. Legal reviews on zoning issues required.
  - b. Minister Creek/Zern’s Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/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 from the proposed projects.
  - d. 650 Englesville Road, (Madison Walk) Rolph Graf – R-3 Zoning. (Final Plan Submittal Pending) Phasing proposed.
  - e. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment proposal to BOS for final review and advertisement.
  - f. 1627 Swamp Pike – R-2 Limited Office/Residential Overlay, zoning relief required.
  - g. 749 Congo Rd R-1 Cluster, 25 lots – DelGrippo Construction (Awaiting official preliminary plan submittal)
  - h. Hollenbach Lumber – WaWa/Chipotle PennDot Traffic & Intersection concerns need to be addressed (see Holly Rd)
  - i. St Luke Knolls – Future expansion concept to Senior Living Apartments on Wilson Avenue (Institutional Zoning)
  - j. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin
  - k. Pending ZHB Applications – L. V. Hospital (signs)
6. Workshop Items
  - (ACTIVE)
  - a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required)
  - b. Zoning updates – **Workshop November 9<sup>th</sup>, 2023 @ 6:00pm.**
  - c. Revitalization (mailboxes on Phila Ave) – **Workshop November 9<sup>th</sup>, 2023 @ 6:00pm.**
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - I. Holly Road – Revised final plans submitted November 2023
  - II. 650 Englesville Rd – Awaiting Final Plan Submittal
10. Adjournment

**NEXT MEETING DATE THURSDAY, DECEMBER 14<sup>TH</sup>, 2023 @ 7PM**

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, Don Bergstresser, and Joan DiCicco. Also, in attendance were Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Assistant Manager Andrew Duncan, Josh Stouch, and 11 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 October 12<sup>th</sup>, 2023. No changes, corrections, or additions were given.

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

ZHB Application – Christopher Drive R-2, accessory building coverage appeal for an in-ground pool. The applicant wishes to build a 970sf swimming pool (lap pool) with 1,160 sf deck, privacy fence & equipment pad. Ms. Lee stated that the applicant is proposing to increase the accessory building coverage to 3,589sf or 19.50%, the maximum accessory building coverage allowed is 10%. Ms. Lee is asking for an updated seepage pit plan and calculations provided for the pre-disturbance and post-disturbance runoff to ensure adequate storage is provided for the proposed seepage pit. Also dewatering calculations shall be provided to ensure the proposed seepage pit and any additional stormwater bmp on the site will take a minimum of 24 hours to discharge. The applicant was asked if they spoke to their neighbors, they said they did and all are fine with it. Mr. Richardson was concerned that the system may fail at some point down the road and he preferred that the pool be reduced in size, Mr. Rick also preferred that the pool be reduced in size. Ms. Lee stated maybe pavers could be used instead of decking to reduce the building coverage area. Ms. Carpenter asked if there are existing flooding issues in this development, Mr. Duncan replied they have distinct swales. Mr. Rick asked what if it was only a lap pool, the applicant replied then we would not build it. Ms. Carpenter would like a new proposal letting water filter through (pervious pavers).

A motion was made by Mr. Reitz, seconded by Ms. Stouch to show support for the proposed variance as long as Ms. Lee receives the water calculations, updated seepage pit plan, and calculations for pre-disturbance and post-disturbance runoff to ensure adequate storage, and a revised proposal showing pervious paver coverage. Richardson-Nay, Rick-Nay, Reitz-Aye, Carpenter-Nay, Stouch-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

### **Subdivisions and Land Developments**

***Wynstone Subdivision*** – New Hanover Township. Legal reviews on zoning issues required.

***Minister Creek LP/Zern's Auction Property/Rt. 100 Corridor/Market Street*** – Developer to introduce proposed Market Street concept/design. They will be applying for grant money to help fund Market Street. Will attend P/A meeting in 2024.

***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 from the proposed projects.

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

***Cobblestone Commons/Crossing Rt.73, 13 acres CC Convenience Commercial*** – Active Adult Community. Zoning Text Amendment proposal to BOS for final review and advertisement.

***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).

**St. Luke Knolls** – Future expansion concept to Senior Living Apartments on Wilson Avenue (Institutional Zoning).

**115 W. Moyer Rd (Old Swenson Farm)** – 27 acres (17 lots, one-acre zoning) Logan Zysk/Rouse Chamberlin - The sketch plan proposing 17 new lots in the R-1A Cluster with single-family detached dwellings, 1 Estate Lot, 15 acres of open space, and stormwater management facilities within the site. The existing wetlands, ponds, utility easement are to remain. The site will be serviced by public water and public sewer, access to the site will be an extension of Ming Drive from upper Pottsgrove Township to the proposed cul-de-sac on the site and an extension of Links Drive from Douglass Township. Road A runs through Douglass and Upper Pottsgrove so it was suggested that it would be joint owned. Ms. Carpenter asked if there would be a trail system, Mr. Duncan suggested to incorporate the trail system with the existing Met-Ed easement. Everyone liked the idea of the trail incorporated with the Met-Ed easement. Members asked if there would be sidewalks, Mr. Duncan stated that Ming & Links do not have sidewalks however sidewalks on one side of the road would access the aquatic club. Mr. Zysk and Mr. Chamberlin thanked the Planning Agency for their input.

**Pending ZHB Applications** – L. V. Hospital (signs) will attend P/A meeting in December to review ZHB application.

#### **Workshop Items**

(ACTIVE)

- a. Zoning Ordinance Codification – Final stage of code adoption process (Ordinance required) – Final Legal review is pending with advertisement for January/February.
- b. Zoning updates – Process continues (Residential) **No Workshop Scheduled in December**
- c. Revitalization (mailboxes on Phila Ave) – **No Workshop Scheduled in December** - Mr. Stouch commented that there is room in the rear parking lot and he was thinking maybe cluster boxes could be put out there.

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

Mr. Stouch said there is a link for the EMS Study, it is an informational session. The next session will be a virtual meeting next Wednesday at 10:00am and 7:00pm. Mr. Duncan will forward the link to the Planning Agency Members.

#### **Public Comment**

No public comment was given.

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

- I. Holly Road – Revised final plan submitted November 2023
- II. 650 Englesville Rd – Awaiting Final Plan Submittal

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to adjourn the meeting at 7:47pm. Richardson-Aye, Rick-Aye, Carpenter-Aye, Reitz-Aye, Stouch-Aye, Bergstresser-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 14<sup>th</sup>, 2023 @ 7pm – **No Workshop Scheduled.**

Respectfully submitted by,  
Marcy Meitzler