



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

May 9th, 2024

Area Code 610 - 367-6082

FAX 610 - 367-7124

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the April 11th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. ZHB (2) Applications – (Hearing date Wednesday, May 29th, 2024)
 - a. 167 Pinehurst Way – Accessory Building Coverage
 - b. 191 Schlegel Road – 1 bedroom apartment above detached garage
5. Subdivision and Land Development
 - a. Wynstone Subdivision – New Hanover Township. Legal issues/lawsuits pending.
 - 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. PennDot has traffic/intersection concerns with Rt.100/Holly/County Line Rd from the proposed projects (NPDES Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024. Awaiting revised Final Plan Submittal. (156 Townhouses, 22 single family, 3 commercial pads)
 - 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 adopted by BOS. Awaiting plan submittal/Traffic Study. Traffic Study review completed by Pennoni.
 - f. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development, revised plan received.
 - g. St Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.
 - h. 115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin – Revised sketch plan submitted for zoning review.
 - i. 296 Hoffmansville Rd – Lot-line revisions
 - j. David Specht – Rt. 100 Swinehart Rd (proposal to extend Rt.100 Corridor Zoning District on west side of Rt.100)
6. Workshop Items
 - (ACTIVE)
 - a. Zoning Ordinance Codification – Ordinance #2024-02, BOS Hearing 5/20/2024
 - b. Zoning updates – **Workshop May 9th, 2024 @ 6pm**
 - c. Revitalization (mailboxes on Phila Ave) – **Workshop May 9th, 2024 @ 6pm** (see staff meeting notes dated 3/21/24)
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. Holly Road – Awaiting Final Plan Revisions (NPDES Permit/stormwater calculation/traffic concerns)
 - II. 650 Englesville Rd – Awaiting Final Plan Submittal (Phasing)
 - III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Plans to be revised per Pennoni review)
10. Adjournment

NEXT MEETING DATE THURSDAY, JUNE 13th, 2024 @ 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, Charles Rick, Mike Heydt, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Wendy McKenna, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Andrew Duncan, Josh Stouch, and 9 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 April 11th, 2024. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the April 11th, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

ZHB (2) Applications (Hearing date Wednesday, May 29th, 2024)

1. 167 Pinehurst Way (Building Coverage Variance) - the property currently consists of a single-family dwelling, pool, and pool shed on a 29,710 sq. ft. non-conforming lot in the R-1A Zoning District. The Applicants require a variance from Section 352.6 because the total building coverage will exceed the allowable limit by 2.22%. Mr. Hicks stated that all the bedrooms are on the second level and the laundry area is in the basement making it increasingly difficult using the stairs on a daily basis. Mr. Hicks wishes to “age in place” and proposes to construct a 673 sq. ft. addition to be used as a first-floor master suite and laundry area, the pool shed will be removed from the property. The water runoff will be directed to the natural swale located on their property. Ms. Lee stated that the allowable coverage is 10%, with this proposal coverage will be 12.22%. P/A recommended a maintenance agreement for maintaining the swale.

A motion was made by Mr. Reitz, seconded by Mr. Heydt to recommend support of this proposed variance request from the Building Coverage of 10% to 12.22% for a 673 sq. ft. addition of a first-floor bedroom and laundry area at 167 Pinehurst Way in the R1-A Zoning District and a maintenance agreement to maintain the swale located on their property. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

2. 191 Schlegel Road, one-bedroom apartment above detached garage (Variance) – Mr. Karver represented Mr. Zimmerman stating the property consists of a 1-1/2 story home with an attached two car garage; a 40’x30’ two story detached garage with an unfinished second floor; a barn; equipment shed; and fencing on 9.89 acres in the R-1 Zoning District. The Applicants maintain a small agricultural operation on the property raising a few heard of cattle and proposes to convert the second story of the 40’x30’ two car detached garage into a one-bedroom apartment, for rental income, with a living area and bathroom facilities. The second floor of the garage is served by water and sewer is connected to the existing septic system on the property by way of a grinder pump flowing into the existing septic tank.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to have a neutral stance of this proposed variance. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Wynstone Subdivision – New Hanover Township. Legal issues/lawsuits pending.

Minister Creek/Zern’s Auction Property/Rt. 100 Corridor/Market Street – Developer to present proposed Market Street concept/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/County Line Rd from the proposed projects (NPDES

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Permit, stormwater calculation, traffic issues all pending). Pennoni review dated 3/06/2024.

Awaiting revised Final Plan Submittal (156 Townhouses, 22 single family, 3 commercial pads)

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

Cobblestone Commons Rt. 73, 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting Plan Submittal. Traffic Study review completed by Pennoni.

749 Congo Rd – R-1 Cluster, 26 Lots – CRDT Development. Revised Preliminary Plan Received.

St. Luke Knolls – Future expansion of Senior Living Apartments on Wilson Avenue (Institutional Zoning) Awaiting plan submittal.

115 W. Moyer Rd (Old Swenson Farm) 27 acres – (17 lots one-acre zoning) Logan Zysk/Rouse Chamberlin - Revised sketch plan submitted for zoning review, staff meeting held May 8th, 2024. P/A Meeting discussion for June 13th meeting.

296 Hoffmansville Rd – Lot-line revision -Michael Houston from AASA Engineering was present to discuss his clients project. His client is proposing to adjust a current lot line creating 2 conforming lots of 2.8 acres and 2.4 acres. The P/A recommended this contingent on complying with all Solicitor & Engineering comments.

A motion was made by Mr. Heydt, seconded by Ms. Carpenter to recommend support for the 296 Hoffmansville Road Lot-Line Revision contingent on compliance to comments by Solicitor McKenna and Pennoni Engineering. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

David Specht, Rt100 Swinehart Rd - Rt.100 Swinehart Rd (proposal to extend Rt. 100 Corridor Zoning District on west side of Rt. 100)

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Codification – Ordinance 2024-02, Advertised for BOS Hearing on 5/20/2024. Mr. Duncan thanked Ms. McKenna’s office for working on this extensive advertisement.
- b. Zoning Updates – **Workshop June 13th, 2024 @ 6pm (Institutional)**
- c. Revitalization (mailboxes on Phila Ave) – **Workshop June 13th, 2024** (see staff meeting notes dated 3/21/2024)

Pottstown Metro Regional Planning Commission Update

Mr. Richardson said discussions were on the Community Service Outreach Survey, you can access the survey through a link on the Township website. According to 2020 population figures 53,000 people have moved from Philadelphia to our region and New Hanover is one of the top relocating destinations. Mr. Richardson also stated that there are discrepancies that he has noticed between the County Zoning Map and the Township Zoning Map.

Public Comment

No comment was given.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Awaiting Final Plan Revision (NPDES Permit/stormwater calculation/traffic concerns).
- II. 650 Englesville Rd (Madison Walk) - Awaiting Final Plan Submittal (Phasing)

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III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Revised Plans received 4/30/2024 to be reviewed)

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 7:32pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 13th, 2024

Respectfully submitted by,
Marcy Meitzler