



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

July 11th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the June 13th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board Application – 60 Huntsville Drive, R-2, inground pool (requesting variance from allowed 7.5% Accessory Building Coverage to 15.66%)
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 Village - Rt. 73, 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting plan submittal/Traffic Study. Traffic Study revisions received on 7/5/24 from Traffic Planning & Design, Inc.
 - f. 749 Congo Rd R-1 Cluster, 26 Lots – CRDT Development, revised plan received on 5/21/2024. Pennoni review letter dated 6/25/2024 for review of 2nd submission of their preliminary plan.
 - 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. Presenting this evening.
 - i. 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 updates – **Workshop July 11th, 2024 @ 6pm**
 - b. Revitalization (mailboxes on Phila Ave)
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 (Revised plan received on 5/21/24) Pennoni review 6/25/24
10. Adjournment

NEXT MEETING DATE THURSDAY, AUGUST 8TH, 2024 @ 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, Mike Heydt, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Devin Ralph, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Andrew Duncan, Josh Stouch, and 7 residents/developers.

Ms. 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 June 13th, 2024. No changes, corrections, or additions were given.

A motion was made by Mr. Richardson, seconded by Mr. Heydt to recommend approval of the June 13th, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board Application – 60 Huntsville Drive, R-2, inground pool (requesting variance from allowed 7.5% Accessory Building Coverage to 15.66% coverage) Mr. Koback stated that if the Township were to deduct the square footage of their driveway and sidewalk (1278 sq. ft.) they would only be requesting relief for 653.55 sq. ft. (2.7%), Mrs. Koback needs & benefits from aquatic-based therapy and a pool would give unrestricted access for therapy. Mr. Heydt stated that driveways & sidewalks cannot be deducted from coverage however could they downsize the pool decking and reduce the size of the 720 sq. ft. wooden deck. Mr. Koback replied that a pool deck is important for the safe exit & entry into the pool area and they did not wish to reduce the wooden deck size. The members felt that the square footage could be reduced and Ms. Carpenter suggested that they come back with an updated plan to reduce the pool decking and wooden deck for accessory building coverage.

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. 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)

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

Cobblestone Village - Rt. 73, 13 acres CC Convenience Commercial – Active Adult Community, Zoning Text Amendment adopted by BOS. Awaiting plan submittal/Traffic Study. Traffic Study revisions received on 7/5/24 from Traffic Planning & Design, Inc & being reviewed by Pennoni.

749 Congo Rd – R-1 Cluster, 26 Lots – CRDT Development, revised plan received on 5/21/2024. Pennoni review letter dated 6/25/24 for review of 2nd submission of their preliminary plan.

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, R1-A Zoning District– (17 lots one-acre zoning)

Logan Zysk/Rouse Chamberlin - Revised sketch plan submitted for zoning review. P/A & BOS preferred sketch plan #1. Received zoning hearing application for a zoning relief variance from Common Open Space location requirements.

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 Updates – tonight’s workshop involved M1 & M2 zoning updates. **Workshop August 8th, 2024 @ 6pm (general cleanup of all updates)**
- b. Revitalization (mailboxes on Phila Ave) – no discussion at workshop.

Pottstown Metro Regional Planning Commission Update

Mr. Richardson said the Community Service Outreach Survey has been extended and he commented that Douglass Township still has the most responses. The Swamp Pike bridge is coming up for re-work soon and discussions were on the Rt. 422 re-configuration (Sanatoga Rd & Keim Street). The Sanatoga Interchange was also discussed involving apartment buildings, a hospital, a hotel, and shopping areas.

Public Comment

Two Scouts from Troop 367 were present at the meeting to work on their communications merit badges.

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)
- III. 749 Congo Road – R-1 Cluster 26 Lots March 2024 (Revised Plans received 5/21/2024)

A motion was made by Ms. Carpenter, seconded by Mr. Heydt to adjourn the meeting at 7:39pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 8th, 2024

Respectfully submitted by,
Marcy Meitzler