



Douglas Township, Montgomery County

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AGENDA – May 6th, 2024

1. Call to Order
2. Pledge of Allegiance
3. Executive Session
4. Minutes of April 17th, 2024 Board of Supervisors Meeting
 - a. Additions, corrections, motion for approval
 - b. Agenda for May 6th, 2024 – additions, corrections, motion for approval.
5. Zoning Hearing Applications (3):
 1. Middle Creek Rd – Chan – Gunsmith
 2. Huntsville Drive – Ficalora – Accessory Building Coverage – inground pool
 3. Noble Ln – Mashini – Accessory Building Coverage – Deck & Shed
6. Engineering Report – Khal Hassan
 - a. Zern Tract Phase 3, Escrow Rel #6 (\$11,903.25)
7. Police Department – Chief Evans
 - a. Formal Police Interviews Scheduled May 11th, 2024
8. Solicitor Report – Wendy McKenna, Esq.
9. Public Works – Mike Heydt
 - a. Bid Results – Rental Equipment and Consideration of Bid Award
10. Manager's Report – Manager Andrew Duncan
 1. Schedule of Meetings
 - a. Thursday May 9th, 2024 P/A Meeting @ 7pm, Workshop @ 6pm
 - b. Saturday May 11th, 2024 Trout Rodeo
 - c. Wednesday May 15th, 2024 (3) Zoning Hearings @ 5:30pm
 - d. Monday May 20th, 2024 BOS Agenda Mtg @ 6:30pm, BOS Mtg @ 7pm
 - e. ZHB (2) Applications 5/29/24 @ 5:30pm
 2. Advertise for Residential Building Inspector/Code Official
11. Old Business/New Business
12. Public Comment
13. Adjournment

NEXT MEETING MONDAY MAY 20TH, 2024 @ 7PM

The meeting of the Douglass Township Board of Supervisors was called to order at 7:03P.M. Attending were Chairman Joshua Stouch, Supervisor Don Bergstresser, Solicitor Wendy McKenna, Manager Andrew Duncan, Khal Hassan of Pennoni & Associates, Chief Evans, Mike Heydt, McKenna Powanda, and approximately 8 residents/developers. A reporter was present.

Mr. Stouch led in the Pledge of Allegiance and announced that there was an Executive Session held this evening from approximately 6:00pm to 6:50pm involving real estate and potential litigation. No decisions were made.

Mr. Stouch asked if there were any additions, corrections, or comments to the minutes of April 17th, 2024 Board of Supervisors Meeting, none were given.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the minutes of the April 17th, 2024 Board of Supervisors Meeting. Bergstresser-Aye, Stouch-Aye. Motion passed.

Mr. Stouch asked if there were any questions, comments, or corrections to the May 6th, 2024 Board of Supervisors Agenda, Mr. Stouch amended 9a under Public Works to read Rental Equipment and Consideration of Bid Award, no other changes were given.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the May 6th, 2024 Board of Supervisors Agenda amending Public Works #9a read as Rental Equipment and Consideration of Bid Award. Bergstresser-Aye, Stouch-Aye. Motion passed.

Zoning Hearing Applications (3):

1. 265 Middle Creek Rd, Mr. Chan – Variance request for a Gunsmith Home Occupation – Mr. Duncan stated that the P/A recommended support of this home occupation.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to recommend support of the proposed Gunsmith Home Occupation. Bergstresser-Aye, Stouch-Aye. Motion passed.

2. 45 Huntsville Dr, Ficalora – Variance request from the Accessory Building Coverage for a proposed inground pool. P/A recommended support. Mr. Duncan stated that the Ficaloras are requesting a variance from the accessory building coverage for an inground pool for aquatic therapy.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to recommend support of the requested variance from accessory building coverage for an inground pool. Stouch-Aye, Bergstresser-Aye. Motion passed.

3. 110 Noble Ln, Mashini – Variance request for additional accessory building coverage in the R-2 Zoning District. The applicant is seeking additional accessory building coverage to include a shed, and an addition to the existing driveway for the storage of his RV. In addition, the applicant removed an existing above ground pool, but wishes to replace it with a like above ground pool in the same location. These improvements will increase the existing 12.63% accessory building coverage to 14.756%. Applicant is working with All County on stormwater calculations for the project, however they are not complete. The P/A recommended neutral support for this proposal as they needed more information. Mr. Stouch wanted to go over his concerns with the applicant but Mr. Mashini was not present. Mr. Hassan said applicant will be required to do E&S control, stormwater management and complete a grading permit. Ms. McKenna said the Board could recommend this to the ZHB with conditions.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to show a neutral stance on this proposed variance subject to the following conditions: must have stormwater management compliance, permit & inspection compliance, escrow, and no further accessory building coverage allowed on this property. Bergstresser-Aye, Stouch-Aye. Motion passed.

Engineering Report – Khal Hassan

Zern Tract Phase 3, Escrow Release #6 (\$11,903.25) – Mr. Hassan said a site inspection was conducted on April 30, 2024 to verify the escrow items requested for release, based on our observations of the work we recommend the release in the amount of \$11,903.25.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to approve the Zern Tract Phase 3, Escrow Release #6 in the amount of \$11,903.25, as recommended by Pennoni, leaving a balance of \$748,820.70 remaining in escrow. Stouch-Aye, Bergstresser-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to accept the Engineer's Report as presented. Stouch-Aye, Bergstresser-Aye. Motion passed.

Police Department Report – Chief Robert Evans

Formal Police Interviews scheduled May 11th, 2024 from 11am to 3pm. Nothing more to report.

Solicitor Report – Wendy McKenna, Esq.

No report

Public Works Report – Mike Heydt

Mr. Heydt stated that they are repairing inlets as part of the MS4 requirements.

Bid Results – Rental Equipment & Consideration of Bid Award – Mr. Duncan stated that we received 1 bid from (AMS) Asphalt Maintenance Solutions LLC, estimated hours of use, model, hourly rate, and estimated total were included in the bid package and reviewed by Mr. Heydt.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to award the bid to (AMS) Asphalt Maintenance Solutions, LLC for Rental Equipment. Stouch-Aye, Bergstresser-Aye. Motion passed.

Manager's Report – Andrew Duncan

1. Schedule of Meetings:

- a. Thursday May 9th, 2024 P/A Meeting @ 7pm – **Workshop @ 6pm.** Saturday May 11th, 2024 Trout Rodeo on Linsenbeidler Road @ 8:00am, Wednesday May 15th, 2024 (3) Zoning Hearings beginning @ 5:30pm, BOS Meeting Monday May 20th, 2024, Agenda Meeting @ 6:30pm, BOS Meeting @7pm, Wednesday May 29th, 2024 (2) Zoning Hearings beginning @ 5:30pm.

2. Advertisement for Residential Building Inspector/Code Official – Authorization to Advertise

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to authorize advertisement for a Residential Building Inspector/Code Official. Stouch-Aye, Bergstresser-Aye. Motion passed.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to accept the Manager's Report as presented. Bergstresser-Aye, Stouch-Aye. Motion passed.

Old Business/New Business

None given

Public Comment

A resident asked who takes care of grass complaints, there are several yards that are not mowed on Wilson Avenue and Oberholtzer Road. Mr. Duncan stated that he will address the complaints.

A motion was made by Mr. Stouch, seconded by Mr. Bergstresser to adjourn the meeting at 7:18pm. Bergstresser-Aye, Stouch-Aye. Motion passed.

The next Board of Supervisor's Meeting will be held on Monday May 20th, 2024 @ 7 pm.

Respectfully submitted by,
Marcy Meitzler