



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6082

FAX 610 - 367-7124

September 12th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the August 8th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board Applications:
 - a. Highland Outfitters – Special Exception, General Commercial
 - b. Koback, 60 Huntsville Drive – Inground Pool
5. Subdivision and Land Development
 - a. 749 Congo Road – Sewer Planning Module
6. Workshop Items
 - a. No Workshop in September
 - b. Next Workshop scheduled for October 10th, 2024 at 6:30pm
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - I. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculation and traffic Concerns.
 - II. **650 Englesville Rd – Madison Walk**– Awaiting Final Plan Submittal (Phasing)
 - III. **749 Congo Road** – Preliminary Plan approval received by BOS on August 19th, 2024
10. Adjournment

NEXT MEETING DATE THURSDAY, OCTOBER 10TH, 2024 @ 7PM

September 12th, 2024 Page 1

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 Blake Dunbar, Eric Jarrell of MCPC, Greg Kerr of Pennoni Engineering, Manager Andrew Duncan, Josh Stouch, and 10 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 August 8th, 2024. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the August 8th, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Abstain, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Abstain. Motion passed.

Zoning Hearing Board Applications (2):

a. Highland Outfitters, Colin Temple – Special Exception, General Commercial, Gilbertsville Shopping Center Unit 16 – Applicant proposes to use a currently vacant storefront for the retail sale of sporting and outdoor equipment, guns/ammunition, and National Firearms Act (NFA) regulated items, which may include gunsmithing or small-scale manufacturing such as repairing and modifying existing guns and accessories. The business is currently working from his home in a 400sq.ft. area limiting the products and services that he can provide to his customers and he is looking to extend his business to incorporate other products that embrace the outdoor experience (camping, fishing, hiking, water sports, gifts, etc.) The store will have a locked entrance and steel door for safety, they will be operated with a POS record system. He proposes to move into the former Marco's Pizza unit 16 in the Gilbertsville Shopping Center and the proposed use is of the same general character as other uses permitted in Subsections 122, 123, 124, 125, and 126 of the zoning ordinance. Ms. Carpenter asked if manufacturing is in General Commercial, Mr. Temple stated it would be gunsmithing not big machinery just small modifications. Mr. Richardson asked about the gun broker inventory, Mr. Temple stated that the firearms inventory must stay where the FFL is, currently it is at his residence however he plans to move inventory to the store.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend support of a Special Exception for Highland Outfitters to occupy unit 16 of the Gilbertsville Shopping Center. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

b. Koback, 60 Huntsville Drive – Inground Pool, R-2 Zoning District – applicants propose to install an inground swimming pool and decking requiring a variance from Zoning Ordinance Section 265-52, Part C which limits accessory building coverage of 7.5% when applicants proposed use will cover 11.94%. Mr. Koback stated that the 40 x 20 deck will be reduced and the concrete decking at the rear of the pool will be reduced, he will comply with stormwater management requirements. Ms. Stouch said as one of the hardships you listed that your wife would benefit health wise using the pool, will the pool be heated, Mr. Koback replied yes. Mr. Richardson was not comfortable with the coverage, he wished it was closer to the 7.5% allowed coverage.

A motion was made by Mr. Reitz, seconded Ms. Stouch to remain neutral in regards to a variance for 60 Huntsville Drive. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

749 Congo Rd – Sewer Planning Module – Mr. Duncan said the sewer module was reviewed by Pennoni Engineering and they recommended to proceed with the administrative finalization of the Sewage Facilities Planning Module contingent that the applicant adequately address the review comments. Mr. Feola will comply with the Pennoni’s review letter recommendations.

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to approve the Sewer Planning Module for 749 Congo Road based on Pennoni’s recommendation. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Next workshop scheduled for October 10th, 2024 @ 6:30pm involving Streetscapes. Mr. Duncan commented that Senator Pennychuik’s office notified him that there are grant opportunities available.

Pottstown Metro Regional Planning Commission Update

No meeting held.

Public Comment

No comments were given.

Deadline Dates for Subdivision Submittals:

- I. Holly Road Subdivision – Awaiting Final Plan Revisions for NPDES Permit, stormwater calculations and traffic concerns.
- II. 650 Englesville Rd (Madison Walk) - Awaiting Final Plan Submittal (Phasing)
- III. 749 Congo Road – Preliminary Plan Approval received by BOS on August 19th, 2024. Resolution on 9/23/2024.

A motion was made by Mr. Heydt, seconded by Ms. Carpenter to adjourn the meeting at 7:25pm. 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 October 10th, 2024

Respectfully submitted by,
Marcy Meitzler