



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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

October 10<sup>th</sup>, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the September 12<sup>th</sup>, 2024 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board Applications:
  - a. Highland Outfitters – Special Exception Granted
  - b. Koback, 60 Huntsville Drive – Continuance requested, new meeting date October 29<sup>th</sup>, 2024 @ 5:30pm
5. Subdivision and Land Development
  - a. Preliminary Plan Submitted on 9/23/2024 for 115 W. Moyer Road – Terralead, LLC
  - b. Cobblestone Village Development – Transportation Impact Assessment, reviewed by Township Engineer
6. Workshop Items
  - a. Zoning Ordinance Review – On hold until November
  - b. Next Workshop scheduled for November 14<sup>th</sup>, 2024 at 6:30pm
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
  - a. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculation and traffic concerns.
  - b. **650 Englesville Rd – Madison Walk**– Awaiting Final Plan Submittal (Phasing)
  - c. **749 Congo Road** – Preliminary Plan approval granted on 9/23/2024 (5 years)
  - d. 115 W. Moyer Road – December 22<sup>nd</sup>, 2024 (90 days)
10. Adjournment

**NEXT MEETING DATE THURSDAY, NOVEMBER 14<sup>TH</sup>, 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 Blake Dunbar, Eric Jarrell of MCPC, Greg Kerr of Pennoni Engineering, Manager Andrew Duncan, and 2 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 September 12<sup>th</sup>, 2024. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Heydt to recommend approval of the September 12<sup>th</sup>, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

### **Zoning Hearing Board Updates:**

- a. Highland Outfitters, Colin Temple – Granted a Special Exception in the General Commercial District located at Unit 16 in the Gilbertsville Shopping Center 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.
- b. Koback, 60 Huntsville Dr, R-2 Zoning District – a variance request has been continued to October 29<sup>th</sup>, 2024 at 5:30pm for an inground pool & decking. Applicant is seeking a variance from the accessory building coverage limit of 7.5% to allow 11.94% coverage. Mr. Koback will address the Board of Supervisors at the October 22<sup>nd</sup>, 2024 meeting prior to his zoning hearing on October 29<sup>th</sup>, 2024.

### **Subdivisions and Land Developments**

**115 W. Moyer Rd (Terralead, LLC)** – Preliminary Plan Submitted on 9/23/2024, MCPC & Pennoni reviews pending. Mr. Duncan brought Mr. Jarrell up to speed on this subdivision plan.

**Cobblestone Village Development** – Transportation Impact Assessment, reviewed by Township Engineer.

### **Workshop Items**

(ACTIVE)

- a. Next workshop scheduled for October 10<sup>th</sup>, 2024 @ 6:30pm involving Streetscapes - Mr. Duncan commented that some grant opportunities were discussed this evening involving Main Street matters.
- b. Zoning Ordinance Review - Workshop is scheduled for November 14<sup>th</sup>, 2024 @ 6:00pm

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

Discussions were on the Montgomery County Parks & Trails. Mr. Richardson commented that the PMRPC Community Survey ends the end of October. Mr. Duncan stated that Montgomery County Open Space has a budget of 3.5 million and he plans to ask if there are any available funds to help purchase the Long Property on Jackson Road.

### **Public Comment**

No public comment was 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 granted on 9/23/2024 (5 years)
- IV. 115 W. Moyer Road – December 22<sup>nd</sup>, 2024 (90 days)

A motion was made by Mr. Heydt, seconded by Mr. Richardson to adjourn the meeting at 7:11pm. 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 November 14<sup>th</sup>, 2024 @ 7PM

Respectfully submitted by,  
Marcy Meitzler