



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

November 14th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the October 10th, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Joan DiCicco – Planning Agency Member (Term 12/31/2025) Resignation
5. Zoning Hearing Board Applications:
 - a. Eisenhuth – 1407 E Phila Ave, Special Exception – side yard setback relief.
 - b. Curry-Logan – 1446 Grosser Road, variance request for conversion of barn for second dwelling unit.
 - c. Koback, 60 Huntsville Drive – inground pool, accessory coverage variance granted with conditions.
6. Subdivision and Land Development
 - a. 115 W. Moyer Rd – Pennoni Preliminary Plan Review – 1st submission
7. Workshop Items
 - a. Zoning Ordinance Review
 - b. Next Workshop - TBD
8. Pottstown Regional Planning Commission Update
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - a. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculations 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 22nd, 2024 (90 days)
11. Old/New Business
12. Adjournment

NEXT MEETING DATE THURSDAY, DECEMBER 12TH, 2024 @ 7PM

The meeting of the Douglass Township Planning Agency was called to order at 7:03 P.M.

Members in attendance were: Joe Richardson, Charles Rick, Mike Heydt, Ed Reitz, Sara Carpenter, and Kim Stouch. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Andrew Duncan, 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 October 10th, 2024. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the October 10th, 2024 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

Joan DiCicco – Planning Agency Member (Term 12/31/2025) Resignation – Mr. Duncan announced that Ms. DiCicco has resigned from the Planning Agency effective immediately. Ms. DiCicco will be moving out of the area, the Board of Supervisor will appoint a replacement for this position at the January 6th, 2025 reorganization meeting.

Zoning Hearing Board Applications:

- a. Eisenhuth – 1407 E. Philadelphia Avenue, Special Exception – side yard setback relief. Mr. Eisenhuth stated that he proposes to tear down the existing house and construct a new home, two-car garage with a master addition above garage within the original footprint of existing home. Mr. Duncan said the home is in disrepair and is a safety concern, the owner is asking for a 1-1/2' side yard setback. A Special Exception is needed for side yard setbacks, he needs 8' from one side which leaves him no room, it is existing non-conforming. Ms. Carpenter asked how far off of the sidewalk is it, Mr. Eisenhuth said it is 12 feet from the sidewalk and Mr. Reitz asked how wide the driveway was, he responded roughly 10 feet. Mr. Eisenhuth said he plans to remove the porch and replace it with a stoop on the front and plans to allow for a turning radius for a car to turn around. Ms. Carpenter asked since you want to rebuild could you move the house back more from the road, Mr. Duncan replied that it is an irregular lot and it would be difficult to do so. Mr. Heydt suggested to move it back whatever he could. Ms. Lee recommended a 4' minimum sidewalk.

A motion was made by Ms. Stouch, seconded by Mr. Richardson to recommend support for the Special Exception for a proposed side yard setback of 1.25 feet for 1407 E Phila Ave replacement of existing home. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

- b. Curry-Logan, 1446 Grosser Rd, variance request for conversion of barn for second dwelling unit – Mr. Elliker represented the applicant stating that the property is 10 acres, his client proposes to convert an existing accessory barn into in-law quarters for a member of their family and are requesting a variance to permit a second dwelling unit. Mr. Elliker suggested placing harsh restrictions with the variance, Mr. Heydt asked who is going to enforce this and commented that a subdivision of this property would allow for another dwelling as a flag lot subdivision with a shared driveway agreement. Ms. Carpenter asked what the hardship would be, Mr. Elliker replied there is floodplain area, woodlands, and a berm. Ms. Stouch & Ms. Carpenter would like the applicant to explore the subdivision concept first. Mr. Duncan asked Mr. Elliker to reach out to Mr. Picardi to postpone the zoning hearing. The planning agency agreed on no decision.
- c. Koback, 60 Huntsville Dr, R-2 Zoning District – an accessory coverage variance was granted with conditions for the construction of an inground pool.

Subdivisions and Land Developments

115 W. Moyer Rd (Terralead, LLC) – Pennoni Preliminary Plan Review – 1st Submission - Ms. Lee commented that some clarifications are needed, nothing major.

Workshop Items

(ACTIVE)

- a. Zoning Ordinance Review – No Workshop in December

Pottstown Metro Regional Planning Commission Update

Mr. Richardson commented that the PMRPC Community Survey was discussed with the top subjects involving environmental sustainability, water companies/public water, zoning changes and affordable housing. Mr. Duncan said that affordable housing is huge, they are looking for ways to squeeze more homes together. Lobbyists are pushing for a statewide zoning ordinance that gives the state control over zoning, anything already in progress will remain the same. Mr. Stouch suggested to draft a letter of support against a statewide zoning ordinance, Mr. Duncan commented that PSATS already has a draft letter available. We will wait for more information on this statewide zoning ordinance.

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 22nd, 2024 (90 days)

Old Business/New Business

BMMA is requesting a Letter of Support from the Planning Agency for an LSA Grant Application, in the amount of \$426,679.00, to the PADCED for a new camera truck to be used by the sewer authority and municipal use to determine sewer malfunctions.

A motion was made by Mr. Heydt, seconded by Mr. Reitz to recommend a Letter of Support for BMMA for an LSA Grant Application to the PADCED in the amount of \$426,679.00 for a new camera truck. Richardson-Aye, Heydt-Aye, Rick-Aye, Reitz-Aye, Carpenter-recused, and Stouch-Aye. Motion passed.

A motion was made by Mr. Richardson, seconded by Ms. Carpenter to adjourn the meeting at 7:54pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

The next Planning Agency Meeting will be held on December 12th, 2024 @ 7PM - **No Workshop**

Respectfully submitted by,
Marcy Meitzler