



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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

December 12<sup>th</sup>, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the November 14<sup>th</sup>, 2024 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board Updates:
  - a. Eisenhuth – 1407 E Phila Ave, Special Exception (Granted with conditions)
  - b. Curry-Logan – 1446 Grosser Road, continuance requested – January 15<sup>th</sup>, 2025 @ 5:30pm
5. Subdivision and Land Development
  - a. 200 Gilbertsville Rd – Avante Apts – Preliminary Plan Submission on December 3<sup>rd</sup>, 2024. We be presenting project at January P/A Meeting.
  - b. 115 W. Moyer Rd – Staff Meeting held on 12/11/2024 to review Pennoni Preliminary Plan Review.
6. Workshop Items
  - a. Zoning Ordinance Review – will continue in January 2025
  - b. Next Workshop – January 9<sup>th</sup>, 2025 @ 6:00pm
7. Pottstown Regional Planning Commission Update
8. 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 22<sup>nd</sup>, 2024 (90 days)
11. Old/New Business
12. Adjournment

**NEXT MEETING DATE THURSDAY, JANUARY 9<sup>TH</sup>, 2025 @ 7PM**

December 12<sup>th</sup>, 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, Mike Heydt, Ed Reitz, and Kim Stouch. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Greg Kerr of Pennoni Engineering, Manager Andrew Duncan, Josh Stouch, 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 November 14<sup>th</sup>, 2024. No changes, corrections, or additions were given.

A motion was made by Mr. Heydt, seconded by Mr. Richardson to recommend approval of the November 14<sup>th</sup>, 2024 Planning Agency minutes. Richardson-Aye, Heydt-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

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

- a. Eisenhuth – 1407 E. Philadelphia Avenue, Special Exception – side yard setback relief. Mr. Duncan said that relief was granted for the side yard setback on condition that the existing house be demolished within 60 days after the written decision.
- b. Curry-Logan – 1446 Grosser Road – Mr. Duncan advised the planning agency that a continuance was requested, the new hearing date is scheduled for January 15<sup>th</sup>, 2025 @ 5:30pm.

### **Subdivisions and Land Developments**

**200 Gilbertsville Road, Avante Apartments** – Preliminary plan submission on December 3<sup>rd</sup>, 2024 – Mr. Duncan advised the planning agency that they will be presenting the project at the January 2025 P/A Meeting. The property has been subdivided for financing purposes.

**115 W. Moyer Rd (Terralead, LLC)** – Staff Meeting held on 12/11/2024 to review Pennoni Preliminary Plan Review. Mr. Duncan said there will be a waiver request letter coming, a second preliminary plan submission should be completed for the February 2025 meeting, a 90-day extension request is forthcoming.

### **Workshop Items**

(ACTIVE)

- a. Zoning Ordinance Review – Next Workshop January 9<sup>th</sup>, 2025 @ 6pm

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

Mr. Richardson gave a brief overview commenting that there is a Montco 30% Project being discussed, a Housing Plan Survey currently on their website, and discussions about fair share affordable housing. Mr. Richardson gave copies of the information to the planning members for review.

### **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)

December 12<sup>th</sup>, 2024 Page 2

IV. 115 W. Moyer Road – December 22<sup>nd</sup>, 2024 (90-day extension request) – Mr. Duncan advised the members that approval is needed for a 90-day extension request for the 115 W. Moyer Road Subdivision.

A motion was made by Mr. Heydt, seconded by Mr. Reitz to recommend a 90-day extension for the 115 W. Moyer Road Subdivision Plan. Richardson-Aye, Heydt-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

**Old Business/New Business**

Mr. Duncan advised the members that he has received a new Minor Subdivision Plan for 144 Township Line Road.

A motion was made by Mr. Richardson, seconded by Mr. Heydt to adjourn the meeting at 7:16pm. Richardson-Aye, Heydt-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 9<sup>th</sup>, 2025 (Reorganization) @ 7pm, and **Workshop @ 6pm.**

Respectfully submitted by,  
Marcy Meitzler