



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

February 13th, 2025

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the January 9th, 2025 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Ag Secure Application – 270 Paper Mill Rd (134.31 acres)
5. Zoning Hearing Decision – 1446 Grosser Road (Curry-Logan)
6. Subdivision and Land Development
 - a. 200 Gilbertsville Rd (Avante Apts.) – Preliminary/Final Subdivision Plan approved by BOS on February 3rd, 2025
 - b. Stauffer, Piccola, Knapp Subdivision (144 Township Line Road) – Preliminary plan submitted on 12/10/2024.
 - c. Holly Road Subdivision – Sewer Planning Module Component 4a. Request for review and completion by Planning Agency.
 - d. 115 W. Moyer Road – Preliminary Plan Review (2nd Submission) – Consideration of Preliminary Plan Recommendation
7. Workshop Items
 - a. Zoning updates – Workshop February 13th, 2025 @ 6pm – Zoning District Review
 - b. Revitalization (mailboxes on Phila Ave)
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
 - c. **749 Congo Road** – Preliminary Plan approval granted on 9/23/2024 (5 years)
 - d. **115 W. Moyer Road** – March 22, 2025 (90-day extension granted)
11. Adjournment

NEXT MEETING DATE THURSDAY, MARCH 13TH, 2025

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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M.

Members in attendance were: Joe Richardson, Ed Reitz, Sara Carpenter, Kim Stouch, and Jessica Gisinger-Doran. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Greg Kerr of Pennoni Engineering, Manager Andrew Duncan, Josh Stouch, and 5 residents/developers.

Ms. Carpenter led the Pledge of Allegiance to the flag.

Ms. Carpenter asked if there were any changes, corrections, or additions to the Planning Agency minutes of January 9th, 2025. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to recommend approval of the January 9th, 2025 Planning Agency minutes. Richardson-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

Zoning Hearing Board Updates:

- a. Curry-Logan – 1446 Grosser Road – Mr. Duncan advised the planning agency that the applicant considerably downsized their plans reducing it to a lower level renovation of a barn as in-law suite, the second floor will only be for storage area. The Zoning Hearing Board granted the variance with conditions one being that when the in-law passes the in-law suite will be removed.

Subdivisions and Land Developments

200 Gilbertsville Road, Avante Apartments – Preliminary/Final Subdivision Plan approved by BOS on February 3rd, 2025 – Mr. Duncan advised that Preliminary/Final approval was for the subdivision plan only. The Land Development Plan for the actual construction will go through the planning phase process.

Stauffer, Piccola, Knapp Subdivision (144 Township Line Road) – Preliminary Plan submitted on 12/10/2024. Mr. Duncan informed the Planning Agency that this item will be on the March agenda.

Holly Road Subdivision – Sewer Planning Module Component 4a. Request for review and completion by Planning Agency. Mr. Duncan stated that this is just a formality, the planning agency's approval is needed.

A motion was made by Mr. Reitz, seconded by Ms. Gisinger-Doran to approve the Sewer Planning Module Component 4a. for the Holly Road Subdivision. Richardson-Aye, Reitz-Aye, Carpenter-Recuse, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

115 W. Moyer Rd (Terralead, LLC) – Preliminary Plan Review (2nd Submission) – Consideration of Preliminary Plan recommendation. Mr. Zysk stated that the last time he was in front of the planning agency was in August 2024. Mr. Zysk stated that they received the 2nd Pennoni Review Letter dated February 5th, 2025 and are seeking Preliminary Plan recommendation for approval this evening. A waiver letter was submitted and amended on February 7th, 2025 asking for 7 waivers. Mr. Zysk briefly went over the waivers. There were no issues with the waivers other than Mr. Kerr stated that the tree waiver fee must be paid. Mr. Duncan stated that the residents of the Estate Lot on this property are concerned that the pond will dry up as water is diverted elsewhere, that is their source of water on the Estate Lot. Mr. Zysk commented that the pond is on the northeast of the property and is fed off of Cross Road and will continue to be fed. This will be worked out between Pennoni and STA Engineering.

A motion was made by Mr. Reitz, seconded by Ms. Stouch to recommend Preliminary Plan approval to the Board of Supervisors for the 115 W. Moyer Road Development on condition that the Applicant addresses the comments referenced on the Pennoni review letter dated February 5th, 2025 and address the

tree waiver fee. Richardson-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

Workshop Items

- a. Zoning Updates – Reviews of Zoning Districts & Overlays - Next Workshop March 13th, 2025 @ 6pm. Mr. Duncan, Ms. Lee, and Ms. Crimm have been fast tracking the zoning reviews in between meetings.
- b. Revitalization (mailboxes on Phila Ave) - Ms. Carpenter announced that this will be on hold for the time being. Mr. Stouch commented that he has researched the mailbox issue and found that many municipalities restrict mail due to public safety so we are not the only municipality with mailbox issues.

Pottstown Metro Regional Planning Commission Update

Mr. Richardson gave a brief overview commenting that Montco 2040 Fair Share was discussed where builders are required to supply a certain percentage of their project to be affordable housing. The Housing Action Plan Survey was discussed, Mr. Richardson felt that PMRPC did not get the response that they expected. They are going to step back and review the results to see what needs to be addressed. Ms. Crimm was asked to look into this from the County's end. Ms. Crimm commented that some municipalities offer a density bonus. Ms. Carpenter asked for this to be discussed during the workshops.

Mr. Heydt arrived at 7:30pm and apologized for being late, there was tree debris on the Township roads that he had to remove.

Public Comment

Residents living on the Estate Lot of the 115 W. Moyer Road Development were concerned that the pond that supplies water to their home will dry up when construction begins on this development. Mr. Kerr of Pennoni said that the developer will submit a report on the water flow and any changes that might have to be addressed.

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 – March 22, 2025 (90-day extension granted)

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to adjourn the meeting at 7:34pm. Richardson-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

The next Planning Agency Meeting will be held on March 13th, 2025 @ 7pm, **Workshop @ 6pm**

Respectfully submitted by,
Marcy Meitzler