



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

March 13th, 2025

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the February 13th, 2025 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Applications (2): (Hearing date Wednesday April 16th, 2025 beginning at 5:30pm)
 - a. 801 Clover Lane, Ricci – Accessory Building Coverage & rear yard setback - inground swimming pool
 - b. 15 Huntsville Dr, Lehr – Accessory Building Coverage – inground swimming pool
5. Subdivision and Land Development
 - a. Stauffer, Piccola, Knapp Subdivision (144 Township Line Road) – consideration for preliminary plan approval recommendation.
6. Workshop Items
 - a. Zoning updates – Workshop March 13th, 2025 @ 6pm – Zoning Ordinance Review
 - b. Revitalization (mailboxes on Phila Ave)
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadline Dates for Subdivision Submittals:
 - a. **Holly Road Subdivision** – Preliminary Plan approval granted on 2/27/2022 (5 Years). Awaiting Final Plan Revisions.
 - b. **650 Englesville Rd (Madison Walk)** – Preliminary Plan approval granted on 4/13/2023 (5 Years). Awaiting Final Plan Submittal
 - c. **749 Congo Road** – Preliminary Plan approval granted on 9/23/2024 (5 years)
 - d. **115 W. Moyer Road** – Preliminary Plan approval granted on 3/03/2025 (5 Years)
10. Adjournment

NEXT MEETING DATE THURSDAY, APRIL 10TH, 2025 @ 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: Mike Heydt, Kim Stouch, Ed Reitz, Sara Carpenter, and Jessica Gisinger-Doran. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Andrew Duncan, and 11 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 February 13th, 2025. No changes were given.

A motion was made by Ms. Carpenter, seconded by Mr. Heydt to recommend approval of the February 13th, 2025 Planning Agency minutes. Heydt-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, and Gisinger-Doran-Aye. Motion passed.

Zoning Hearing Applications:

- a. 801 Clover Lane, Ricci for Accessory Building Coverage & rear yard setbacks (inground swimming pool) – Applicants propose to install an inground swimming pool with coping/decking requiring a relief of Section 265-14.C since the proposed pool will be 11.8 feet from the rear property line when the ordinance requires 30 feet; and relief from Section 265.52.C which limits accessory building coverage to 10% when applicants proposed use will create accessory building coverage totaling 16.6%, right now it is currently at 12% not involving this project. Mr. Ricci stated that he has a smaller lot and his property is a corner property with two front yards which also restricts usage of the property. He also pointed out that a traffic study was done on the road in front of his property. Ms. Lee stated that the storm water has not been addressed. Mr. Ricci said they wanted to see if it is feasible before going any further. Mr. Heydt asked Mr. Ricci if he could reduce the coverage to 14% instead of 16.6% being that they are already at 12% coverage and we trying to be consistent and fair with the percentage of coverage. The planning agency wanted more information involving a storm water plan and asked to reduce the amount of coverage needed and asked the applicant to return to the planning agency on April 10th, 2025. Mr. Reitz asked for the information to be given to the Manager before the meeting date not the day of the meeting so they will have time to review the information.
- b. 15 Huntsville Drive, Lehr for Accessory Building Coverage (inground swimming pool) – Applicants propose to install an inground swimming pool with coping/decking requiring zoning relief of Section 265.52.C which limits accessory building coverage to 10% when applicants proposed use will be 14%. Mr. Lehr stated that his property is on a corner so he has two front yards, he feels the layout of the land is a hardship but the pool will be in the back of the property. Ms. Lee stated that Mr. Lehr has a storm water management plan. Mr. Heydt asked if the decking around the pool could be shortened on the sides and added in the rear.

A motion was made by Mr. Reitz, seconded by Mr. Heydt to have a neutral stance on this proposal. Heydt-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, and Gisinger-Doran-Aye. Motion passed.

Subdivisions and Land Developments

Stauffer, Piccola, Knapp Subdivision (144 Township Line Road) – Consideration for Preliminary/Final Plan approval recommendation. Mr. Aston was present to represent Mr. Stauffer stating that this is the 2nd submission of a Minor Subdivision/Lot Line Adjustment on 5.384 acres in the R-2 Zoning District, he is seeking Preliminary/Final Plan recommendation this evening. Ms. Lee stated that Lot 1 is the proposed new lot consisting of .682 gross acres for construction of a potential future single-family detached dwelling, driveway, and detached garage while Lot 2 is the remaining existing parcel which will have a new property area of 4.702 gross acres and will consist of the existing single-family detached dwelling and associated detached shed/garage structures. Currently proposed lot 2 is serviced by public

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sewer and a private on-lot well, proposed lot 1 will be serviced by a private on-lot well, and public sewer via connection to the existing 8" PVC sanitary sewer main which transverses through proposed lot 2. Ms. Lee said the comments referenced in the Pennoni review letter dated February 21st, 2005 can be addressed without going before the Zoning Hearing Board. Ms. Lee recommended Preliminary/Final Minor Subdivision Plan approval on the condition that the Applicant addresses the referenced comments in the February 21st, 2025 Pennoni review letter.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to recommend Preliminary/Final Plan Approval for the 144 Township Line Road Minor Subdivision Plan contingent on that the Applicant addresses the referenced comments on the Pennoni review letter dated February 21st, 2025. Heydt-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, and Gisinger-Doran-Aye. Motion passed.

Workshop Items

- a. Zoning Updates – Reviews of Zoning Districts & Overlays – No workshop in April.
- b. Revitalization (mailboxes on Phila Ave)

Pottstown Metro Regional Planning Commission Update

No update was given.

Public Comment

Residents living on the Estate Lot of the 115 W. Moyer Road Development were still concerned that the pond that supplies water to their home will dry up when construction begins on this development. Ms. Lee stated that there are 4 acres of drainage area that feeds the pond so it will not dry up.

Deadline Dates for Subdivision Submittals:

- a. Holly Road Subdivision – Preliminary Plan approval granted on 2/27/2022 (5 Years). Awaiting Final Plan Revisions
- b. 650 Englesville Rd (Madison Walk) – Preliminary Plan approval granted on 4/13/2023 (5 Years). Awaiting Final Plan Submittal (Phasing)
- c. 749 Congo Road – Preliminary Plan approval granted on 9/23/2024 (5 years)
- d. 115 W. Moyer Road – Preliminary Plan approval granted on 3/03/2025 (5 Years)

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 7:28pm. Heydt-Aye, Stouch-Aye, Reitz-Aye, Carpenter-Aye, and Gisinger-Doran-Aye. Motion passed.

The next Planning Agency Meeting will be held on April 10th, 2025 @ 7pm, **No Workshop**

Respectfully submitted by,
Marcy Meitzler