



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

June 12th, 2025

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the April 10th, 2025 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Updates (Hearing date Wednesday April 16th, 2025)
 - a. 801 Clover Lane, Ricci – Accessory Building Coverage & rear yard setback - inground swimming pool (updated stormwater plan & revised plan) - Granted
 - b. 15 Huntsville Drive – Accessory Building Coverage – inground swimming pool (Granted)
5. A.S.A. Update – Resolution Adopted for Yoder Farm to be included in Agricultural Secure Area (ASA) with 134.31 acres on Paper Mill/ Lone Pine Road/Henry Roads. Douglass has 3,057 acres enrolled in the ASA which leads Montgomery County.
6. Holly Road Subdivision Sewage Module – Consideration to approve
7. 115 W. Moyer Road Sewer Plan Update
8. Workshop Items
 - a. Zoning updates – Zoning Ordinance Open House @ 6pm (June Workshop)
 - b. Revitalization (mailboxes on Phila Ave)
9. Pottstown Regional Planning Commission Update
10. Public Comment
11. 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)
12. Adjournment

NEXT MEETING DATE THURSDAY, JULY 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: Joe Richardson, Charles Rick, Mike Heydt, 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, and Manager Andrew Duncan. 1 resident attended the meeting.

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 April 10th, 2025, none were given.

A motion was made by Mr. Heydt, seconded by Mr. Richardson to recommend approval of the April 10th, 2025 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion Passed.

Zoning Hearing Updates: (Hearing date Wednesday April 16th, 2025)

- a. 801 Clover Lane, Ricci for Accessory Building Coverage & rear yard setbacks (inground swimming pool) – Granted with conditions.
- b. 15 Huntsville Drive, Lehr for Accessory Building Coverage (inground swimming pool – Granted with conditions.

ASA Update – Resolution Adopted for Yoder Farm to be included in Agricultural Secure Area (ASA) with 134.31 acres on Paper Mill/Lone Pine/Henry Roads. Douglass has 3,057 acres enrolled in the ASA which leads Montgomery County.

Holly Road Subdivision Sewage Module (Consideration to approve) – The sewage module was approved by BMMA, the components have been completed. This is a formality for the P/A to recommend approval.

A motion was made by Mr. Reitz, seconded by Mr. Heydt to recommend approval of the Holly Road Subdivision Sewage Module. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Recuse, Stouch-Aye, Gisinger-Doran-Aye. Motion passed.

115 W. Moyer Road Sewer Plan Update – Mr. Duncan said that the BMMA Board approved the sewer plan at their May 27th, 2025 meeting, the plan met the criteria, and the sewer & easement agreements were approved by the BMMA Board of Standards.

Workshop Items

- a. Zoning Updates – the zoning ordinance open house was held this evening from 6pm to approximately 7pm, 12 residents attended the open house and asked questions pertaining to the proposed zoning changes. Mr. Duncan asked if the P/A would like to recommend the proposed Zoning Ordinance draft for review and approval by the BOS.

A motion was made by Ms. Stouch, seconded by Ms. Gisinger-Doran to recommend the proposed Zoning Ordinance updates draft to the BOS for review & approval. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran. Motion passed.

- b. Revitalization (mailboxes on Phila Ave) – **No July workshop**, the P/A will begin working on Revitalization at the August workshop.

Pottstown Metro Regional Planning Commission Update

The topic of discussion at PMRPC was a third-party study involving safety concerns for walkable access to schools.

Public Comment

No comments were given.

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)

Mr. Heydt was confused why the Stafy I development has parking on one side of the road and Stafy II has the parking on the other side of the road, shouldn't be the same side for developments. The Manager & Mr. Kerr said the 18-month Maintenance Agreement is set to expire sometime around the end of June. Mr. Kerr will confirm the expiration date and check the street parking plan.

A motion was made by Mr. Heydt, seconded by Ms. Stouch to adjourn the meeting at 7:17pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

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

Respectfully submitted by,
Marcy Meitzler