



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

October 9th, 2025

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the September 11th, 2025 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board:
 - a. 119 Pinehurst Way – withdrawn
 - b. Terralead, 115 W. Moyer Road – Granted one year variance extension
 - c. 160 Cori Drive – coverage variance for inground pool, Monday October 27th, 2025
 - d. 330 Gilbertsville Rd Subdivision – share driveway for 3 lots, Monday October 27th, 2025
5. Subdivisions:
6. Workshop Items
 - a. Revitalization (mailboxes on Phila Ave) – October Workshop @ 6pm
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, NOVEMBER 13TH, 2025 @ 7PM

October 9th, 2025 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:00 P.M.

Members in attendance were 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 6 residents/developers attended the meeting.

Mr. Reitz led the Pledge of Allegiance.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of September 11th, 2025, none were given.

A motion was made by Ms. Carpenter, seconded by Mr. Heydt to recommend approval of the September 11th, 2025 Planning Agency minutes. Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Abstain. Motion Passed.

Zoning Hearing Board

- a. 119 Pinchurst Way – application withdrawn
- b. Terralead, 115 W. Moyer Road – Granted one year variance extension.
- c. 160 Cori Drive – requested variance for inground pool & fence in the R-1 Zoning District to exceed the maximum 30% impervious surface coverage by an additional 5.4%, also relief from required 20ft side yard setbacks to allow for proposed setbacks of 15.8ft and 18.1ft. The planning agency asked if the applicant would consider downsizing the pool and positioning it differently on the property to conform to zoning, they just spent 18 months updating the zoning ordinance to allow more coverage in that area and felt they could not support any additional coverage. The applicant was asked to reconfigure the pool location and size and come back next month with a revised plan and provide storm water management plan.
- d. 330 Gilbertsville Road – requested variance to allow a shared common driveway to service the 3 new lots – Mr. Machamer from HNT Engineering represented Rotelle (RoHo Construction) and stated that access easements will be provided for lots 2,3,4 for the common access drive as required. The common access driveway is located at the best location of the subject property road frontage to provide maximum sight distance meeting Township and PennDot standards. Some members had concerns over shared driveways. The variance request is only to allow a shared common driveway not approving the development.

A motion was made by Mr. Heydt, seconded by Mr. Reitz in support of a requested variance to allow a shared common driveway to service new lots #2,3, and 4 for the proposed 330 Gilbertsville Road Subdivision. Rick-Nay, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Nay. Motion passed

Subdivisions

Mr. Duncan expects some final plan submissions by the end of the year.

Workshop Items

- a. Revitalization (mailboxes on Phila Ave) – Workshop was held at 6pm on October 9th, 2025 discussing revitalization goals and timelines.

Pottstown Metro Regional Planning Commission Update

The topic of discussion at PMRPC was about Lower Pottsgrove's zoning amendment increasing density. PMRPC did not recommend the amendment increasing density.

Public Comment

Mr. Duncan stated that he attended the New Hanover Township Planning Agency Meeting at 6:30pm, he stayed until 9:30pm. During that time the Wynstone Development was discussed, the developer has purchased a total of 16 parcels. This will be the 7th revised plan for this proposed development. This proposal will impact Douglass Township with increased traffic, EMS service, and public safety issues. The planning agency commented that it would be wise to voice our concerns about the impact that the Wynstone Development will have on Douglass Township.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to recommend that the Board of Supervisors and the County Planner share our concerns with the County. Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

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)

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 7:42pm. Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

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

Respectfully submitted by,
Marcy Meitzler