



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

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

February 26<sup>th</sup>, 2026

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the January 29<sup>th</sup>, 2026 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. Draft Regional Comprehensive Plan Presentation – Marley Bice, MCPC
5. Subdivision and Land Development Updates
  - a. 194 Congo Rd Minor Subdivision
  - b. 330 Gilbertsville Rd Subdivision
  - c. 115 W. Moyer Road
  - d. Kelly Acres – Lot Line Realignment
6. Zoning Hearing Update – 1675 Swamp Pike
7. Workshop Items
  - a. Revitalization (mailboxes on Phila Ave) – Workshop Monday March 23<sup>rd</sup>, 2026 @ 6pm
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. **115 W. Moyer Road** – March 22, 2025 (90-day extension granted)
11. Adjournment

**NEXT MEETING DATE MONDAY, MARCH 23<sup>RD</sup>, 2026**

**MEETING MINUTES**  
**PLANNING AGENCY – Douglass Township**  
February 26, 2026 – 7:00pm

The Planning Agency of Douglass Township was called to order at 7:00pm.

Attending were Planning Agency Vice Chairman Jessica Gisinger-Doran, and members Charles Rick, Michael Heydt, Ed Reitz, and Kimberlee Stouch, Solicitor Blake Dunbar, Interim Manager David Thompson, Engineer Greg Kerr, and County Planner Naomi Crimm. Absent were Chairwoman Sara Carpenter and member Joe Richardson. Also in attendance were Brian Boyer, Joshua Stouch, and Don Bergstresser.

Ms. Gisinger-Doran led in the Pledge of Allegiance. The meeting was rescheduled from February 23<sup>rd</sup>, 2026 due to inclement weather.

Minutes from the January 29<sup>th</sup>, 2026 Planning Agency meeting were reviewed, and a motion was made by Mr. Rick, seconded by Mr. Heydt to approve the meeting minutes as presented. Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, Gisinger-Doran-Aye. Motion Passed.

The draft Regional Comprehensive Plan Update was presented by Ms. Crimm. This is a 10-year plan update from 2015. Existing and Future Land use information was shared along with population and housing projections, and economic goals to retain and improve existing businesses. There was also information shared about employment trends and strategic development sites. All eight (8) regional members must adopt the plan before it is official and requires a 45-day public comment period. Ms. Crimm recommended hosting an Open House in the spring to present the plan updates to the public. She also provided an update on the county's plan to release guideline regulations for data centers. Mr. Stouch expressed concern about regulations being too restrictive.

Subdivision and Land Development updates were provided by Mr. Thompson. 194 Congo Rd has been approved, and the township is waiting to sign the recorded plans. 330 Gilbertsville Rd has more work to do with their revision and will resubmit. 115 W Moyer Rd is being reviewed by the county and Pennoni for Final Plan approval. Mr. Heydt mentioned Links Drive should be connected and dedicated with the 115 W Moyer Rd approval process so the township can start earning Liquid Fuels funds since it is currently a cul-de-sac.

**Kelly Acres – Lot Line Realignment**

Mr. Boyer from Boyer Engineering presented the lot line realignment between Lots 2 & 3 at the Kelly Acres subdivision. A garage on Lot 3 was placed approximately 12 feet over the property line shared with Lot 2 which is still vacant. Legal descriptions were drafted and revisions were made per Pennoni's review letter dated February 20<sup>th</sup>, 2026 and conditional approval was requested. Mr. Kerr has no issue with recommending conditional approval if everything was addressed.

**Motion:** Mr. Heydt makes the motion recommending conditional approval for the Lot Line Realignment between Lots 2 & 3 at the Kelly Acres subdivision, seconded by Mr. Reitz. Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, Gisinger-Doran-Aye. Motion Passed.

There was discussion about Revitalization planning along E Philadelphia Ave. Ms. Crimm shared that representatives from the county Commerce Department walked along E Phila Ave and identified 3 commercial properties that could be revitalized. Their analysis should be available in a few weeks. There were over 300 responses to the revitalization survey and will accept responses through February. Community development trends include an aging population with disposable income, median income higher than the county average, population growth, and a large elderly and youth population that requires walkable communities and specific programming. There was a discussion about mailboxes along E Phila Ave with support for centralized cluster boxes at the municipal building parking lot. The Planning Agency will hold a workshop meeting at 6pm to review and discuss revitalization planning focused on the sidewalk analysis, community survey, and mailboxes.

The meeting was adjourned at 7:49pm.

Respectfully submitted by  
David S. Thompson, Interim Township Manager