



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

April 27th, 2026

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the March 23rd, 2026 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Application – 1590 E. Phila Ave, Cobblestone Village Crossing LLC
5. Subdivision and Land Development Updates
 - a. 131 Hoffmansville Rd
6. MCPC - Data Center Ordinance Guide
7. Workshop Items
 - a. Sidewalk Analysis Report – Workshop Monday April 27th, 2026 @ 6pm
8. Pottstown Regional Planning Commission Update
 - a. Regional Comprehensive Plan – 45 Day Comment Period
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 TUESDAY MAY 26TH, 2026

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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, Jessica Gisinger-Doran, Ed Reitz, and Kim Stouch. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm of MCPC, Int. Manager David Thompson, Josh Stouch, Don Bergstresser, and 10 residents/developers attended the meeting. Ms. Carpenter attended via zoom.

Ms. Doran led the Pledge of Allegiance.

Ms. Doran asked if there were any changes, corrections, or additions to the Planning Agency minutes of March 23rd, 2026, none were given.

A motion was made by Mr. Heydt, seconded by Ms. Stouch to recommend approval of the March 23rd, 2026 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion Passed.

Zoning Hearing Application – 1590 E Phila Ave, Cobblestone Village Crossing LLC

Proposed Active Adult Community – Eric Frey, Nick Feola, and Brian Seidel represented the project. The proposed development will have 10 age-restricted apartment buildings, 49 townhome units, parking areas, and trail system navigating site all on a cul-de-sac layout. §265.27- a waiver was requested to omit this requirement allowing the 3 proposed amenity buildings to be equivalent to this requirement. §265.30 – garage and/or driveways shall not be the dominant aspect of the building design as seen from the street, the applicant shall provide architectural renderings to ensure that the garage/or driveways are not the dominant aspects of the building design as seen from the street. Mr. Duncan suggested possibly staggering decks creating a better look and avoiding flat facades. They propose to keep the area natural looking with trees instead of fencing. Ms. Lee asked if the concept plan has been shown to PennDot, Mr. Feola replied yes. Ms. Crimm asked what is the hardship, Mr. Frey stated there are two front yards even though the rear will be front on some of the units. Ms. Lee asked will they be adding vegetation for PRP requirements, Mr. Feola replied yes.

A motion was made by Ms. Stouch, seconded by Mr. Heydt to recommend support to the Board of Supervisors for the Cobblestone Village Crossing 1590 E. Philadelphia Ave zoning hearing variance request. Richardson-Aye, Rick-Aye, Heydt-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

Subdivisions and Land Development

- a. 131 Hoffmansville Rd – Cynthia Smith briefly discussed subdividing this property again into two lots. Lot 1 – proposed new lot consisting of 2.9566 net acres comprised of a vacant lot with a shared driveway off Hoffmansville Rd with 135 Hoffmansville Rd. Lot 2 – proposed new lot consisting of 2.9339 acres consisting of a vacant lot, which will be accessed from the same shared driveway off Hoffmansville Rd with 135 Hoffmansville Rd and with proposed Lot 1. Variances & Waivers would be required to proceed contingent on comment letter dated April 21st, 2026. They are looking to submit a zoning hearing application.

Planning Agency was not in favor of subdividing this lot any further since it was already subdivided last year and was not in favor of shared driveways. This would be creating non-conforming lots. Mr. Thompson needed clarification if the easement is a driveway easement or access easement, this was tabled and Solicitor Dunbar will research what type of easement is recorded for this property.

MCPC – Data Center Ordinance Guide - There will be no discussion on this topic

Workshop Items

- a. Sidewalk Analysis Report – Workshop Monday May 26th, 2026 @ 6pm

Pottstown Metro Regional Planning Commission Update

- a. Regional Comprehensive Plan (45 Day Comment Period) – Mr. Thompson is preparing a comment letter regarding plan.

Public Comment

A member of E. Coventry Township commented that Douglass has a misunderstanding involving ordinances, Solicitor Dunbar stated there are no misunderstandings by Douglass Township and there will be no more discussions on this matter.

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 – a Final Plan will be submitted for 4 phases of construction.
- c. **115 W. Moyer Road** – March 22, 2025 (90-day extension granted)

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 8:01pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 26th, 2026 @ 7pm – **Workshop @ 6pm**

Respectfully submitted by,
Marcy Meitzler