



PLANNING AGENCY

Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

July 27th, 2026

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the May 26th, 2026 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
 - a. 650 Englesville Rd (Madison Walk)
5. Workshop Items – Workshop @ 6pm, Mailbox Ordinance Draft & Gilbertsville Village Retail Analysis
6. Pottstown Regional Planning Commission Update
 - a. Hearing scheduled July 6th, 2026
7. Public Comment
8. 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)** – Final Plan Submittal 6/10/2026
9. Adjournment

NEXT MEETING DATE MONDAY AUGUST 24TH, 2026

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The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were Charles Rick, Mike Heydt, Jessica Gisinger-Doran, Ed Reitz, and Kim Stouch. Also, in attendance were Solicitor Blake Dunbar, Greg Kerr of Pennoni Engineering, Mike Miklos of MCPC, Int. Manager David Thompson, Josh Stouch, and 3 residents/developers attended the meeting.

Ms. Doran led the Pledge of Allegiance and asked if there were any changes, corrections, or additions to the Planning Agency minutes of May 26th, 2026.

A motion was made by Mr. Heydt, seconded by Mr. Reitz to recommend approval of the May 26th, 2026 Planning Agency minutes. Rick-Aye, Heydt-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

Subdivision and Land Development

650 Englesville Rd (Madison Walk) – Final Plan Submitted (Phase Plan). Waiver Letter is being reviewed by Pennoni. Mr. Heydt would like the waivers carefully reviewed to possibly pave Swinehart Road wider than it is currently, a fee in lieu of, or in-kind services. Mr. Kerr will send a waiver response letter and convey the concerns of the members. It was pointed out that the box culvert currently overflows at the bottom of Swinehart Road.

Workshop Items

Mailbox Ordinance Draft – updates will be made by Mr. Duncan
Gilbertsville Village Retail Analysis – power point presentation provided by the Dept of Commerce
The next workshop meeting will be August 24th, 2026 @ 6:30pm – Mailboxes

Pottstown Metro Regional Planning Commission Update

Douglass Township has withdrawn from the PMRPC on July 6th, 2026. We will remain members until one year from withdraw date, last date is July 6th, 2027. West Pottsgrove has also withdrawn from PMRPC.

Public Comment

Mr. Stouch commented that the Robert Blue property on Swinehart Road is under agreement with Cobblestone Village to develop another 55+ community similar to the current project in Douglass.

Deadline Dates for Subdivision Submittals:

- a. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculations and traffic concerns. Mr. Stouch commented that Gambone will be giving an update on this project in September/October.
- b. **650 Englesville Rd (Madison Walk)** – Final Plan Submittal 6/10/2026 – Proposed Phasing.

A motion was made by Mr. Reitz, seconded by Mr. Heydt to adjourn the meeting at 7:18pm. Rick-Aye, Heydt-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

The next Planning Agency Meeting will be held on August 24th, 2026 @ 7pm – **Workshop @ 6:30pm (Mailboxes)**.

Respectfully submitted by,
Marcy Meitzler