



PLANNING AGENCY

Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

August 24th, 2026

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the July 27th, 2026 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
 - a. 650 Englesville Rd (Madison Walk) – waiver review letter
 - b. 200 Gilbertsville Road (Avante Apartments) – waiver review letter dated August 6th, 2026
5. Workshop Items – Workshop @ 6:30pm, Mailbox Ordinance Draft
6. Pottstown Regional Planning Commission Update
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 SEPTEMBER 28TH, 2026

August 24th, 2026 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:02 P.M.

Members in attendance were Joe Richardson, Charles Rick, Mike Heydt, Sara Carpenter, Kim Stouch, and Jessica Gisinger-Doran. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Mike Miklos of MCPC, Andrew Duncan, and 4 developers.

Ms. Carpenter led the Pledge of Allegiance and asked if there were any changes, corrections, or additions to the Planning Agency minutes of July 27th, 2026.

A motion was made by Ms. Doran, seconded by Mr. Heydt to recommend approval of the July 27th, 2026 Planning Agency minutes. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Stouch-Aye, and Doran-Aye. Motion passed.

Subdivision and Land Development

650 Englesville Rd (Madison Walk) – Final Plan Submitted (Phase Plan). Waiver Letter dated July 22nd, 2026 by Pennoni. Zoning comments – ballfield vs. a trail system, the developer proposes an interconnected trail system around the development instead of a ballfield, the P/A preferred the interconnected trail system. The developer stated that Colebrookdale Township asked to have trail system extended prior to developing phases 3 & 4. Blanket Easement with set parameters with no grading on lots as satisfied by Engineer & Solicitor specifications. Fee in lieu of trees and to include stormwater, paving Mill Street & Swinehart Road. Jackson Road (through road) will be public for school pick up with all other development roads being private. HOA responsibility for basins. Messer Way should be corrected to Musser Way and change Hiryak Circle to Brant Circle.

A motion was made by Mr. Richardson, seconded by Mr. Heydt to recommend approval of the Final Land Development Plan for 650 Englesville Rd, Madison Walk to include support of waivers and addressing Planning Agency comments & all comments of the Pennoni review letter dated July 22nd, 2026. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Stouch-Aye, and Doran-Aye. Motion passed.

200 Gilbertsville Road (Avante Apartments) – waiver letter dated August 6th, 2026. This was not ready for discussion.

Workshop Items

Mailbox Ordinance Draft – updates will be made by Mr. Duncan and he will meet with the postmaster to confirm status. The members agreed to move forward with the updated draft and recommend approval to the BOS.

A motion was made by Mr. Heydt, seconded by Mr. Richardson to recommend the updated (draft) Mailbox Ordinance to the Board of Supervisors. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Stouch-Aye, and Doran-Aye. Motion passed.

Pottstown Metro Regional Planning Commission Update – PMRPC meeting was cancelled

Public Comment

No comment was given.

Deadline Dates for Subdivision Submittals:

- a. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculations and traffic concerns. A Final Plan should be coming soon.

- b. **650 Englesville Rd (Madison Walk)** – Final Plan Submittal 6/10/2026 –
Proposed Phasing.

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to adjourn the meeting at 7:45pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Stouch-Aye, and Doran-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 28th, 2026 @ 7pm – **Workshop TBD**

Respectfully submitted by,
Marcy Meitzler