



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

August 8th, 2024

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the July 11, 2024 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board
 - a. Update – 115 W. Moyer Road Zoning Hearing 8/07/2024
5. Subdivision and Land Development
 - a. 749 Congo Road – R-1 Cluster, 26 Lots – Pennoni Review letter dated 6/25/2024 – second submission – preliminary plan (Dane Moyer & Len Delgrippe)
6. Workshop Items
 - a. Zoning Ordinance Review –
 - b. No Workshop scheduled for September 12, 2024
7. Pottstown Regional Planning Commission Update
8. Public Comment
9. Deadlines
 - a. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculations and traffic concerns.
 - b. **650 Englesville Road – Madison Walk** – Awaiting Final Plan Submittal (Phasing)
 - c. **749 Congo Road** – Review of second preliminary plan submission
10. Adjournment

NEXT MEETING DATE THURSDAY SEPTEMBER 12, 2024 @ 7PM

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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, 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, Josh Stouch, and 8 residents/developers.

Mr. Reitz led the Pledge of Allegiance to the flag.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of July 11th, 2024. Under Zoning Hearing Board Application – 60 Huntsville Drive - Ms. Carpenter corrected the last sentence of the paragraph. The sentence should read “The members felt that the square footage could be reduced and Ms. Carpenter suggested that they come back with an updated plan to reduce the pool decking and wooden deck for accessory building coverage”. No other changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Mr. Richardson to recommend approval of the July 11th, 2024 Planning Agency minutes with the correction by Ms. Carpenter. Richardson-Aye, Rick-Aye, Reitz-Abstain, Carpenter-Aye, and Stouch-Aye. Motion passed.

Zoning Hearing Board Update – 115 W. Moyer Road Zoning Hearing 8/07/2024 – Mr. Duncan stated that a variance was granted from Zoning Ordinance Section 265-169B. (7) to allow 0% of the total open space to be in central open space, instead open space areas will be provided throughout the proposed development.

Subdivisions and Land Developments

749 Congo Rd – R-1 Cluster, 26 Lots – CRDT Development, revised plan received on 5/21/2024. Pennoni review letter dated 6/25/24, second submission – preliminary plan (Dane Moyer & Len Delgrippe). Mr. Moyer gave a brief overview of the waiver request letter dated 6/25/2024, the Planning Agency and Ms. Lee agreed with the requested waivers and recommended Preliminary Plan approval to the Board of Supervisors on condition that the applicant addresses all comments in the Pennoni review letter. Mr. Duncan commented that Mr. Heydt asked for removal of the dead Ash trees at the entrance of the development along Congo Road, Mr. Moyer responded that the trees will be removed.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend Preliminary Plan approval to the Board of Supervisors for the 749 Congo Road Subdivision on condition that all comments are addressed with regards to the Pennoni review letter dated 6/25/2024. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

Workshop Items

(ACTIVE)

- a. Zoning Updates – tonight’s workshop involved general cleanup of all zoning updates. **No Workshop in September**

Pottstown Metro Regional Planning Commission Update

Summer break, no meeting held.

Public Comment

Residents from the Douglass Meadows II Development (Stafy II) expressed their frustrations that they are still waiting for the closeout of this development and asked how many times is the punchlist going to be addressed. The residents asked for help to closeout this development. Mr.

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Duncan & Mr. Dunbar will look into the Developer Agreements and see what can be done, if anything to expedite this process.

Deadline Dates for Subdivision Submittals:

- I. Holly Road – Awaiting Final Plan Revisions for NPDES Permit, stormwater calculations and traffic concerns.
- II. 650 Englesville Rd (Madison Walk) - Awaiting Final Plan Submittal (Phasing)
- III. 749 Congo Road – review of second preliminary plan submission

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to adjourn the meeting at 7:32pm. Richardson-Aye, Rick-Aye, Reitz-Aye, Carpenter-Aye, and Stouch-Aye. Motion passed.

The next Planning Agency Meeting will be held on September 12th, 2024

Respectfully submitted by,
Marcy Meitzler