



PLANNING AGENCY *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

April 10th, 2025

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the March 13th, 2025 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Application: (Hearing date Wednesday April 16th, 2025 beginning at 5:30pm)
 - a. 801 Clover Lane, Ricci – Accessory Building Coverage & rear yard setback - inground swimming pool (updated stormwater plan & revised plan).
5. A.S.A. – P/A recommendation required for Yoder Farm to be included in Agricultural Secure Area (ASA) with 134.31 acres on Paper Mill/ Lone Pine Roads.
6. Berks Montgomery Sewer Authority – Letter of Support – Grant Application for sewer line replacement
7. Workshop Items
 - a. Zoning updates – No Workshop in April
 - b. Revitalization (mailboxes on Phila Ave)
8. Pottstown Regional Planning Commission Update
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - a. **Holly Road Subdivision** – Preliminary Plan approval granted on 2/27/2022 (5 Years). Awaiting Final Plan Revisions.
 - b. **650 Englesville Rd (Madison Walk)** – Preliminary Plan approval granted on 4/13/2023 (5 Years). Awaiting Final Plan Submittal
 - c. **749 Congo Road** – Preliminary Plan approval granted on 9/23/2024 (5 years)
 - d. **115 W. Moyer Road** – Preliminary Plan approval granted on 3/03/2025 (5 Years)
11. Adjournment

NEXT MEETING DATE THURSDAY, MAY 8TH, 2025 @ 7PM

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, Ed Reitz, Sara Carpenter, Kim Stouch, and Jessica Gisinger-Doran. Also, in attendance were Solicitor Blake Dunbar, Naomi Crimm of MCPC, Allison Lee of Pennoni Engineering, Manager Andrew Duncan, Don Bergstresser, and Josh Stouch. No residents/developers attended the meeting.

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 March 13th, 2025, none were given.

A motion was made by Mr. Heydt, seconded by Ms. Gisinger-Doran to recommend approval of the March 13th, 2025 Planning Agency minutes. Richardson-Abstain, Rick-Abstain, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion Passed.

Zoning Hearing Applications:

- a. 801 Clover Lane, Ricci for Accessory Building Coverage & rear yard setbacks (inground swimming pool) – Mr. Duncan stated that the applicant is not present tonight however they have updated the stormwater plan and reduced the amount of accessory building coverage from 16.6% to 15.5% with a rear yard setback of 14.1 feet. The drafted stormwater plan has been reviewed by Pennoni. The Ricci's presented this information at the Board of Supervisors Meeting on March 18th, 2025 and the Board was in support of proposed revisions. At the last P/A meeting the members asked the applicant to reduce the amount of coverage to be closer to 14%. Ms. Stouch asked Ms. Lee if she found any major issues with the plan, Ms. Lee responded that the seepage bed is just big enough. Mr. Heydt said he felt that the applicant could have reduced the coverage further and wanted to remain neutral, Mr. Rick agreed.

A motion was made by Mr. Heydt, seconded by Mr. Rick to take a neutral position on this proposal. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

ASA – P/A recommendation required for Yoder Farm to be included in the Agricultural Secure Area (ASA) with 134.31 acres located on Paper Mill, Lone Pine, and Henry Roads. The County reviewed the application and found that this farm meets the criteria and recommended the addition of 134.31 acres into the ASA. Mr. Duncan stated that an Ag Secure Advisory committee meeting was held on March 27th, 2025 for the addition of 134.31 acres of land into the Township's ASA and recommended approval to the Planning Agency and the Board of Supervisors. The Board of Supervisors meeting is on April 21st, 2025 to review the recommendations, hold a public hearing, and consideration to adopt a resolution to include these acres into the ASA.

A motion was made by Mr. Reitz, seconded by Mr. Richardson recommending, to the Board of Supervisors, that 134.31 acres of farmland (Yoder Farm) located on Paper Mill, Lone Pine, and Henry Roads be added to the Agriculture Secure Area for Douglass Township. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

Berks Montgomery Sewer Authority – Letter of Support (Grant Application for sewer line replacement)
The Berks-Montgomery Sewer Authority is seeking of Letter of Support for a PA Small Water and Sewer Grant Application to the PADEP for sanitary sewer collection system rehabilitation at Township Line Road & County Line Road in Colebrookdale Township and in Colonial Manor (Maple & Elm Street) in Douglass Township.

April 10th, 2025 Page 2

A motion was made by Mr. Reitz, seconded by Mr. Heydt to recommend a Letter of Support to the Berks-Montgomery Municipal Authority for a PA Small Water and Sewer Grant Application to the PADEP to be used for sanitary sewer collection system rehabilitation at Township Line Road & County Line Road in Colebrookdale Township and in Colonial Manor (Maple & Elm Street) in Douglass Township. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Recuse, Stouch-Aye, and Gisinger-Doran. Motion passed.

Workshop Items

- a. Zoning Updates – Reviews of Zoning Districts & Overlays – (workshop T.B.D.)
Ms. Crimm had some areas in the General Provisions & Definitions to discuss. It was discussed to remove Village Convenience Commercial (VCC) and Convenience Commercial (CC); and eliminate §265-16 Height exceptions B. It was also discussed to add rear lotting for a commercial building to be 75 feet to allow for buffering.
- b. Revitalization (mailboxes on Phila Ave)

Pottstown Metro Regional Planning Commission Update

Meeting was cancelled.

Public Comment

No comments were given.

Deadline Dates for Subdivision Submittals:

- a. Holly Road Subdivision – Preliminary Plan approval granted on 2/27/2022 (5 Years). Awaiting Final Plan Revisions
- b. 650 Englesville Rd (Madison Walk) – Preliminary Plan approval granted on 4/13/2023 (5 Years). Awaiting Final Plan Submittal (Phasing)
- c. 749 Congo Road – Preliminary Plan approval granted on 9/23/2024 (5 years)
- d. 115 W. Moyer Road – Preliminary Plan approval granted on 3/03/2025 (5 Years)

A motion was made by Ms. Carpenter, seconded by Ms. Stouch to adjourn the meeting at 7:27pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and Gisinger-Doran-Aye. Motion passed.

The next Planning Agency Meeting will be held on May 10th, 2025 @ 7pm, **Workshop T.B.D.**

Respectfully submitted by,
Marcy Meitzler