



**PLANNING AGENCY** *Township of Douglass, Montgomery County*

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

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March 23<sup>rd</sup>, 2026

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the February 26<sup>th</sup>, 2026 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development Updates
  - a. 115 W Moyer Rd – (Conditional Final Plan Approval)
  - b. 1443 Mensch Lane – Lot Line Revision
5. Workshop Items
  - a. Revitalization (mailboxes on Phila Ave) – Workshop Monday March 23<sup>rd</sup>, 2026 @ 6pm  
Next Workshop April 27<sup>th</sup>, 2026 @ 6pm
  - b. Sidewalk Analysis Report
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)** – Awaiting Final Plan Submittal
  - c. **115 W. Moyer Road** – March 22, 2025 (90-day extension granted)
9. Adjournment

**NEXT MEETING DATE MONDAY, APRIL 27<sup>TH</sup>, 2026**

**MEETING MINUTES**  
**PLANNING AGENCY – Douglass Township**  
March 23, 2026 – 7:00pm

The Planning Agency of Douglass Township was called to order at 7:00pm.

Attending were Planning Agency Chairwoman Sara Carpenter Vice Chairwoman Jessica Gisinger-Doran, and members Joe Richardson, Charles Rick, Michael Heydt, Ed Reitz, and Kimberlee Stouch, Solicitor Blake Dunbar, Interim Manager David Thompson, Engineer Greg Kerr, and County Planner Naomi Crimm. Also in attendance were John Aston, Jeff Rhoads, Logan Zyst, Andrew Duncan, Joshua Stouch, Kris Hammil, and Sam Hunter.

Ms. Carpenter led in the Pledge of Allegiance.

Minutes were reviewed from the February 26<sup>th</sup>, 2026 Planning Agency meeting, and a motion was made by Mr. Reitz, seconded by Mr. Heydt to approve the meeting minutes as presented. Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, Gisinger-Doran-Aye, Carpenter-Aye, Richardson-Aye. Motion Passed.

**115 W Moyer Road**

Mr. Zyst from Rouse Chamberlin presented the Final Plan for 115 W Moyer. Pennoni's March 6<sup>th</sup> Review Letter was reviewed with minor revisions requested to include combining Open Space B and C into one common open space. Mr. Zyst acknowledged making the necessary revisions prior to recording. There was a discussion about the construction access entrance on Links Drive and Mr. Heydt raised concerns about the entrance since it utilizes several roads (Roberts, Buchert, Cross, Golf, and Links) that were recently repaired and are not equipped to handle construction vehicles. Mr. Heydt recommended utilizing Ming Drive instead, but Mr. Zyst stated an agreement was already made with the owner on Links Drive. Mr. Heydt stated the developer should be responsible for road repairs.

**Motion:** Ms. Carpenter makes the motion recommending conditional approval (plan revisions and road repair commitment letter) of the Final Plan for the 115 W Moyer subdivision, seconded by Mr. Heydt. Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, Gisinger-Doran-Aye, Carpenter-Aye, Richardson-Aye. Motion Passed.

**1443 Mensch**

Mr. Aston from Aston Surveyors & Engineering presented the two-lot subdivision plan. The new lot will have public sewer and an on-lot well. The existing and proposed features were reviewed with a request for clarification on zoning and if relief would be required. An alternate right of way with an ultimate width of 80 feet runs through the current house so can be shown but not offered. Mr. Kerr stated the updated Lot Width is over 150 feet and exceeds the minimum Lot Size of 40,000 sqft.

**Motion:** Mr. Heydt makes the motion recommending conditional approval (plan revisions) for the 1443 Mensch Lane subdivision, seconded by Mr. Reitz. Rick-Aye, Heydt-Aye, Reitz-Aye, Stouch-Aye, Gisinger-Doran-Aye, Carpenter-Aye, Richardson-Aye. Motion Passed.

## **Workshop Items**

There was workshop discussion about Revitalization planning along E Philadelphia Ave. Ms. Crimm presented the survey analysis and community development trends. There were 359 survey responses there with positive feedback on sidewalk connectivity, vibrant shopping centers, and quaint features. Responders would like to see improvements to sidewalks, businesses, and building façade. Retail options like fast food and groceries are accessible but the community would like more variety. Consistent traffic and limited retail options reduces the frequency of visits. An Open House event was scheduled for Tuesday, May 19<sup>th</sup> at Gilbertsville Fire and Rescue. Community Trends show growth with a higher youth and aging population the average along with a higher median income and housing prices (avg. sale \$405k). Ms. Crimm stated these factors make Douglass a good market for new and accessible business opportunities.

Representatives from the USPS were also present during the workshop and presented the pros and cons of installing cluster boxes instead of a park and loop model from the Patriot dealership to Bermont Motors. They recommended the park and loop model (3-4 sections) for better customer service and reduce liability, install and maintenance costs. If cluster boxes were chosen, the township would need to install 16 boxes, in a well-lit area, under cover, and ADA accommodations. UPSP will return once they have a park and loop plan to present including designated crosswalks and parking.

## **Pottstown Regional**

Mr. Richardson stated that he missed the last meeting but there was discussion about data centers, the MontCo 2050 report, and new proposed development around Upland Square including 661 units plus commercial.

The Planning Agency will hold a workshop meeting at 6pm prior to the April 27<sup>th</sup> meeting to review and discuss revitalization planning focused on the sidewalk analysis, community survey, and mailboxes.

Motion for adjournment was made by Mr. Reitz and seconded by Mr. Richardson. Motion passed.  
The meeting was adjourned at 7:25pm.

Respectfully submitted by  
David S. Thompson, Interim Township Manager