



## PLANNING AGENCY

Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

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May 26<sup>th</sup>, 2026

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the April 27<sup>th</sup>, 2026 Planning Agency Meeting.
  - a. Additions, corrections and motion for approval.
4. Subdivision and Land Development
  - a. 330 Gilbertsville Road
5. Workshop Items – No Workshop
6. Pottstown Regional Planning Commission Update
  - a. Regional Comprehensive Plan – 45 Day Comment Period
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
9. Adjournment

**NEXT MEETING DATE MONDAY JUNE 22<sup>ND</sup>, 2026**

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, Mike Heydt, Sara Carpenter, Jessica Gisinger-Doran, Ed Reitz, and Kim Stouch. Also, in attendance were Solicitor Blake Dunbar, Greg Kerr of Pennoni Engineering, Naomi Crimm of MCPC, Int. Manager David Thompson, Josh Stouch, Don Bergstresser, and 4 residents/developers attended the meeting.

Ms. Carpenter led the Pledge of Allegiance.

Ms. Carpenter asked if there were any changes, corrections, or additions to the Planning Agency minutes of April 27<sup>th</sup>, 2026. She added that she attended the meeting via zoom.

A motion was made by Mr. Reitz, seconded by Mr. Richardson to recommend approval of the April 27<sup>th</sup>, 2026 Planning Agency minutes with the correction that Ms. Carpenter attended via zoom. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion Passed.

#### *Subdivision and Land Development*

330 Gilbertsville Road – Mr. Machamer was present to go over some waiver requests and additions. Mr. Machamer added three waivers to the landscaping plan due to road frontage and shared driveway compliance stating that there are already plantings in those areas and if they can keep the wetland pocket open with no plantings. Mr. Kerr stated that Pennoni did not get to review these items. Mr. Reitz commented that sometimes we use the plantings in our other open space areas. Mr. Heydt asked what will happen in the wetland area, Mr. Machamer replied it will be without disturbance. Mr. Heydt commented that the residents may want a buffer around that area. The Planning Agency tabled the new items until Pennoni can review them. Mr. Machamer discussed the waiver request letter dated 4/30/2026 concerning the grading plan: a waiver from providing the required minimum 2 feet of freeboard between the spillway and the top of berm elevation – Mr. Kerr commented that a minimum 6" of freeboard and 6" above that for a total of 1 foot would be acceptable; a waiver from providing a minimum berm width of 5 feet for the BMP's, Mr. Kerr commented that 3 feet would be acceptable; a waiver to provide side slopes greater than five horizontal to one vertical, Mr. Machamer proposes 3:1, Mr. Kerr commented that 3:1 is acceptable to limit wetland disturbance. Mr. Heydt asked for a swale to control water runoff. The Planning Agency asked for all the waiver requests to be presented in the same letter to be reviewed by Pennoni Associates before any recommendation is given.

Cobblestone Village Crossing – Zoning Hearing scheduled for June 1<sup>st</sup>, 2026 @ 5:30pm.

749 Congo Rd – Mr. Thompson commented that Keystone Homes will be building the homes for this development.

#### *Workshop Items*

Sidewalk Analysis Report – No Workshop was held this evening.

A revitalization open house was held on May 19<sup>th</sup>, 2026 from 6pm – 8pm. Ms. Crimm commented that the open house last week had a very good turnout with many suggestions from the public. The design staff will try to incorporate the feedback that was received.

#### *Pottstown Metro Regional Planning Commission Update*

Regional Comprehensive Plan (45 Day Comment Period) – Mr. Richardson had no updates on the PMRPC Meeting, next meeting is tomorrow night. Mr. Thompson stated that the Board took action to withdraw from PMRPC, there is a meeting planned with Marley. A formal letter is being drafted by Mr. Dunbar's office.

*Public Comment*

A resident asked how long a plan can lay dormant with no activity because he noticed nothing is happening with Madison Walk. Mr. Thompson replied after 5 years they must start over, however Madison Walk has been active, and they are proposing a phased plan. We are waiting for a Final Plan submittal.

*Deadline Dates for Subdivision Submittals:*

- a. **Holly Road Subdivision** – Awaiting Final Plan revisions for NPDES Permit, stormwater calculations and traffic concerns. Mr. Thompson will reach out to Gambone, now that Voltronex bought the Hollenbach building maybe PennDot's evaluation of that intersection has changed.
- b. **650 Englestown Rd (Madison Walk)** – Awaiting Final Plan Submittal – a Final Plan will be submitted for 4 phases of construction.

A motion was made by Ms. Carpenter, seconded by Mr. Heydt to adjourn the meeting at 7:34pm. Richardson-Aye, Rick-Aye, Heydt-Aye, Carpenter-Aye, Doran-Aye, Reitz-Aye, and Stouch-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 22<sup>nd</sup>, 2026 @ 7pm – **Workshop @ 6pm**

Respectfully submitted by,  
Marcy Meitzler