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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 10, 2025

Mr. Andrew Duncan, Township Manager
Douglass Township
1350 East Philadelphia Avenue
Gilbertsville, Pennsylvania 19525

Re: MCPC #25-0238-001
Plan Name: 194 Congo Road Minor Subdivision
(2 lots comprising 2.17 acres)
Situate: Congo Road/between Smith Road and Middle Creek Road
Douglass Township

Dear Mr. Duncan:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 31, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Melissa Garris and Zachary Long, are proposing to subdivide a 2.17-acre property located on Congo Road, into 2 lots. Lot 1 is proposed to be 53,985 square feet and contain an existing single-family detached home with associated accessory structures, while Lot 2 is proposed to be 32,932 square feet. The proposal is located within the township's R-2 zoning district. The properties are served by central sewer but not central water.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is shown to be a Suburban Residential Area in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in Suburban Residential Areas include single-family detached homes and single-family attached units. The plan recommends that residential developments match the character and type of housing found in the immediate neighborhood, and landscaping and street trees should be provided.

The proposal is consistent with the Pottstown Metropolitan Regional Comprehensive Plan. The property is shown to be located within a Secondary Growth Area, where new residential development should be directed.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Douglass Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

1. Public Water – The Montgomery County Comprehensive Plan (adopted January 15, 2015) recommends that public sewer and public water be implemented in concurrence whenever possible. We recommend that the developer and Township explore implementing public water service for this development when it becomes a practical possibility.

2. We recommend that the developer complete testing to ensure that a well can be installed on Lot 2.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our review comments will better achieve Douglass Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*25-0238-001*) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Melissa Garris & Zachary Long, Applicants
Bercek and Associates, Applicants' Representative
Edward Reitz Jr., Township Planning Agency
Blake Dunbar, Township Solicitor
Allison Lee, Township Engineer

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Proposed Site Plan



194 Congo Road Minor Subdivision
MCPC#250238001

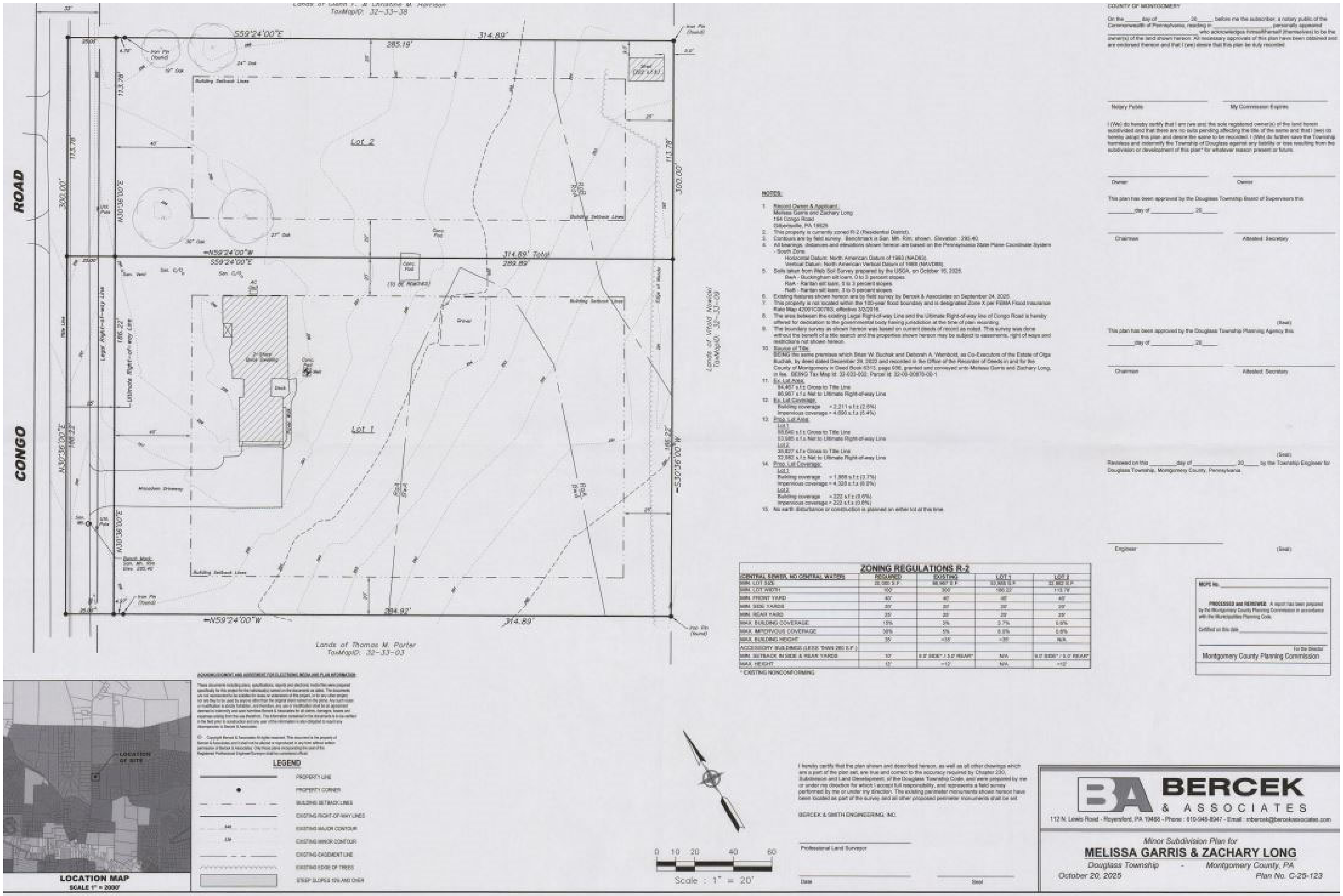
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


CONGO
ROAD
S59°24'00"E
314.89'
Lot 2
Lot 1
314.89' Total
N59°24'00"W
Lands of Thomas M. Porter
TaxMapID: 32-33-03
ZONING REGULATIONS R-2
LOCATION MAP
LEGEND
BERCEK
& ASSOCIATES
Minor Subdivision Plan for
MELISSA GARRIS & ZACHARY LONG
Douglass Township - Montgomery County, PA
October 20, 2025
Plan No. C-25-123
Scale : 1" = 20'
Montgomery County Planning Commission