

MINUTES OF THE POTTSTOWN METROPOLITAN  
REGIONAL PLANNING COMMITTEE  
APRIL 24, 2019  
(Approved June 26, 2019)

The Pottstown Metropolitan Regional Planning Committee held a meeting on April 24, 2019 at 7:00 p.m.

**Attending were:** Douglass Township- Ed Reitz  
East Coventry Township- Walter Woessner  
Lower Pottsgrove Township – Tom Troutman  
North Coventry Township – Jim Marks, Bill Soumis  
New Hanover Township – Kurt Zebrowski  
Pottstown Borough – Ryan Procsal  
Upper Pottsgrove Township –Elwood Taylor, Greg Churach  
West Pottsgrove Township – Mark Green  
Montgomery County Planning Commission – John Cover, Marley Bice  
Recording Secretary – Bonnie L. Frisco

**1. Meeting Called to Order**

Mr. Reitz called the meeting to order at 7:00 p.m.

**2. Roll Call**

Mr. Reitz did a roll call and all municipalities were represented.

**3. Pledge of Allegiance**

The pledge of allegiance was recited.

**4. Review of the March 2019 Meeting Minutes**

Mr. Green moved to approve the March 27, 2019 meeting minutes as presented. Mr. Troutman seconded the motion. The motion carried unanimously.

**5. Treasurer's Report**

Mr. Marks moved to approve the April Treasurer's Report. Mr. Churach seconded the motion. The motion carried unanimously.

**6. Presentation: Landscapes 3, Chester County's Comprehensive Plan**

Carol Stauffer AICP, Assistant Director of the Chester County Planning Commission, provided a presentation of Landscapes 3: Chester County's Comprehensive Plan.

Key points:

- Landscapes 1 was done in 1996 and Landscapes 2 was done in 2009. Landscapes 3 has more graphics, fewer recommendations and the update process started in 2016 and was adopted in 2018 and is now in the implementation phase.
- Population is expected to increase by 145,000 more people by 2045. There was tremendous public input for this plan and online survey was used through social media as well as community events.
- The stakeholder teams had representatives from preservation, agriculture, housing, utility infrastructure, transportation, economic development and community health. Stakeholder concerns included affordable housing, purchase and stewardship of open space.
- The goals are to preserve, protect, appreciate, live, prosper and connect. There was review of the landscapes map and review of the growth areas such as Urban and Suburban Centers (medium to

high density), Suburban (low to medium density), Rural Center (larger villages with more commercial with high density residential focusing on the reuse of historic structures), Rural (open space, clustered development along with reuse of historic buildings), Agricultural (protection of agricultural land, active farms, buildings with agricultural character).

Mr. Zebrowski asked if there are shared land uses and Mrs. Stauffer noted there is not as much as there is in Montgomery County. Mr. Troutman asked if there is a part of the plan that addresses pipelines and Mrs. Stauffer noted there is not much they can do to control pipelines but they try to address safety issues.

## **7. Support Letter Requests**

### DCED Greenways, Trails, and Recreation Program Grant – Murgia Park – Manatawny Trail – Phase III Development Project, West Pottsgrove Township

West Pottsgrove Township is seeking a DCED CFA GTRP grant for Phase III improvements in Murgia Park for the design, permitting and construction of a 100' bridge over the Manatawny Creek which will be a ADA accessible pedestrian bridge and trail which will unlock a substantial land area presently inaccessible to park users and connect it to existing ADA accessible trail and parking areas.

Mr. Reitz made a motion to send a letter of support from the PMRPC for the DCED Greenways, Trails and Recreation Program Grant – Murgia Park – Manatawny Trail – Phase III Development Project. Mr. Troutman seconded the motion. The motion carried unanimously.

### DCNR Community Conservation and Partnerships Program: Camp Laughing Waters Conservation Easement, New Hanover Township

Camp Laughing Waters is 455 acres with 298 acres of woodland and the property is within a Natural Areas Inventory Conservation Landscape and is adjacent to other preserved land and open space funded properties. Sunrise Trail is 1.65 miles. The conservation easement will eliminate future development in the high protection areas and limit future development on Standard Protection Areas to camp uses and 1-6 <2 acre residential properties. Natural Lands would inspect the property and enforce the easement in perpetuity and the Girls Scouts or future land owner would maintain the property.

Mr. Churach made a motion to send a letter of support from the PMRPC for the DCNR Community Conservation and Partnerships Program: Camp Laughing Water Conservation Easement, New Hanover Township. Mr. Green seconded the motion. The motion carried unanimously.

## **8. Discussion: Douglass Township Neighborhood Mixed Use Overlay District Zoning Ordinance Amendments**

Mr. Reitz provided an overview of the proposed ordinance amendment that will provide for an active adult community as a permitted use and to establish certain standards and criteria for an active adult community mixed use development within certain areas of Douglass Township. The ordinance would allow senior housing, retail, clubhouses and additional amenities. The proposed ordinance amendment is consistent with the PMRPC Comprehensive Plan.

## **9. Development of Regional Impact: Gambone: Holly Road – Douglass Township**

The Gambone: Holly Road project includes 28,130 sq. ft. commercial and 163 parking spaces, 17.35 acres of open space, and 34,430 sq. ft. of recreation area. Proposed are 166 townhomes and 24 single family dwellings, a bank, restaurants and other retail buildings. Mr. Zebrowski asked about the stormwater management and Mr. Reitz noted they are not that far with the project yet but Mr. Cover noted that there is a drainage easement on the plan. Concerns noted were not enough parking and the trail runs between private homes. Ms. Bice will prepare a letter containing the PMRPC's comments

to include: provide a connection to the YMCA across Holly Road, parking and snow removal concerns, stormwater management especially as it relates to Swamp Creek and the trail between private homes.

#### 10. Presentation: 2019 Mini-Grant Awardees

Ms. Bice provided an overview of the 2019 Mini-Grant Awardees, as follows:

**Project Name:** Douglass Park **Municipality:** Douglass Township **Project Type:** Park Improvements  
**Description:** Redevelop and replace older play equipment in Douglass Park. Remove two old swing sets, expand the existing play area to the north and south with new safety surfacing and plastic boarders, add a new swing set, construct an accessible pathway and five new park benches. Replace the pavilion with a new 30' x 50' pavilion with blacktop pad. **Grant Award:** \$25,000

**Project Name:** Ellis Woods Park **Municipality:** East Coventry Township  
**Project Type:** Park Improvements **Description:** Improve Ellis Woods Park by constructing an additional two pickleball courts to complement the existing court and allow for more play at once. Green stormwater management will also be constructed. **Grant Award:** \$25,000

**Project Name:** Murgia Park **Municipality:** West Pottsgrove Township **Project Type:** Park Improvements  
**Description:** This project will extend the Tri-County Trail system's Manatawny Trail to the west from the recently installed pedestrian bridge over the Goose Run stream. A pavilion and access path for community use on the west side of Goose Run stream will also be constructed. **Grant Award:** \$25,000

**Project Name:** Potts Drive Park **Municipality:** Borough of Pottstown **Project Type:** Park Improvements  
**Description:** This project will include resurfacing and lining of an existing basketball court; installation of new uprights and hoops; installation of a three-bay swing set and safety surfacing; and installation of an ADA-accessible pathway connecting the parking lot to the new park features. **Grant Award:** \$25,000

**Project Name:** Riverbend Park **Municipality:** North Coventry Township **Project Type:** Park Improvements  
**Description:** Installation of a new playground for the 2-5 years old age group in proximity to an existing pavilion, swing set, and softball field. A paved ADA-accessible walkway and two ADA parking spaces are also proposed. A future phase will install a new playground for the 5-12 years old age group. **Grant Award:** \$25,000

#### 11. Municipal Updates

##### Douglass Township

Mr. Reitz noted that the Budget Storage at Route 100/Jackson Road is under way.

##### East Coventry Township

Mr. Woessner noted that the County has met with the Planning Commission about completing the trail and they have requested 35 waivers and the trail parking lot in Parkerford should be under way by the end of August.

##### Lower Pottsgrove Township

Mr. Troutman noted there is nothing additional to report for Lower Pottsgrove Township.

##### New Hanover Township

Mr. Zebrowski noted that New Hanover Township bought the Solomon Farms conservation easement with open space funds for \$700,000. Solomon Farms was an old dairy farm, which is now a 34-acre conservation easement in a heavily developed area.

North Coventry Township

Mr. Marks noted that there is nothing additional to report for North Coventry Township.

Pottstown Borough

Mr. Procsal noted the crime issues in Pottstown Borough stating a town hall meeting is scheduled for May 2 to address issues including ensuring proper funding for the Police Department.

Upper Pottsgrove Township

Mr. Taylor noted there is nothing additional to report for Upper Pottsgrove Township.

West Pottsgrove Township

Mr. Green noted the community pool is being sold and if it is not sold the property will be turned into a community park.

**12. School District Updates**

Boyertown Area

No one was present.

Owen J. Roberts

No one was present.

Pottsgrove

No one was present.

Pottstown

No one was present.

**13. MCPC Update**

Ms. Bice noted that Karen Whitaker, of the DVRPC, will be at the next meeting to present the full draft report of the traffic analysis. Also provided will be a scope of work for the High Street Corridor.

Ms. Bice noted the Household Hazardous Waste Event on Saturday from 9:00 a.m. - 3:00 p.m. At the Boyertown Middle School East.

**14. Public Comment**

There was no public comment.

**15. Adjournment**

Mr. Zebrowski moved to adjourn the meeting at 8:30 p.m. Mr. Reitz seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Recording Secretary