

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
SEPTEMBER 25, 2019
(Approved October 23, 2019)

The Pottstown Metropolitan Regional Planning Committee held a meeting on September 25, 2019 at 7:00 p.m.

Attending were: Douglass Township- Peter Hiryak, Ed Reitz
East Coventry Township- Michael Moyer
Lower Pottsgrove Township – Tom Troutman
North Coventry Township – Jim Marks, Bill Soumis
New Hanover Township – Not represented
Pottstown Borough – Ryan Procsal
Upper Pottsgrove Township –Greg Churach, Elwood Taylor
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 except for New Hanover Township.

3. Pledge of Allegiance

The pledge of allegiance was recited.

4. Review of the June 2019 Meeting Minutes

Mr. Green moved to approve the June 26, 2019 meeting minutes as presented. Mr. Churach seconded the motion. The motion carried unanimously.

5. Treasurer's Report

Mr. Marks moved to approve the July, August and September Treasurer's Reports. Mr. Soumis seconded the motion. The motion carried unanimously.

6. Review of the 2020 Budget

Ms. Bice reviewed the 2020 budget and the municipalities will take the information back to their governing boards and the 2020 budget will be addressed at the October PMRPC meeting.

7. Developments of Regional Impact

- **Kummerer Parcel – Upper Pottsgrove Township – 143 dwelling units: 5,000 square foot community building.** The development is age restricted over 55 and there are 143 unit which is located at Kummerer Road and Pine Ford Road. The Kummerer Tract project is in the Comprehensive Plan as a secondary growth area and the plan is consistent with the Pottstown Metropolitan Regional Comprehensive Plan. The historic home on the site will remain. No action taken by the Pottstown Metropolitan Regional Planning Committee.
- **Sanatoga Green (revised) – Lower Pottsgrove Township – 457 dwelling units – 120,000 square feet.** The revised Sanatoga Green proposal contains Phase 1: 147 townhouses; Phase 2:

120,000 square feet office building; Phase 3: 310 apartments and 4,600 square feet clubhouse. The plan is largely unchanged, the hotel is eliminated and there were 343 apartments. Phase 1 is nearly approved and there will be a meeting to discuss the plan on October 7. No action taken by the Pottstown Metropolitan Regional Planning Committee.

- **Pottstown Collision Center – Pottstown Borough/West Pottsgrove Township – 16,753 square feet commercial.** The Pottstown Collision Center project is 3.9 acres, 2.5 acres in West Pottsgrove Township and 1.4 acres in Pottstown Borough. The plan contains a 16,573 square foot collision center and 51 parking spaces and the project is located at High and Glasgow Streets. No action taken by the Pottstown Metropolitan Regional Planning Committee.

8. Update: High Street Corridor Study

Ms. Bice provided an update of the High Street Corridor Study noting a steering committee has been formed including, to name a few, The Hill School, Pottstown Hospital, Sunnybrook, County Housing Authority, Pottstown Health and Wellness and the Community College. Some of the stakeholders include SEPTA, PART, PADOT and the Chamber of Commerce. The kickoff meeting is scheduled for October 7. Tasks to be performed are traffic counts, 12-year study to be done by June 2021 and Mr. Cover noted the parking survey is already completed.

9. Discussion: Lower Pottsgrove Township Draft Open Space Plan Update

Ms. Bice provided an overview of the changes to the Lower Pottsgrove Township Draft Open Space Plan Update. Mr. Cover made note that the traffic analysis identified projects across the area that are reasonably priced high impact projects utilizing the \$5 license plate fee with \$1M carved out for grants annually for municipalities for transportation projects and encouraged the members of the Pottstown Metropolitan Regional Planning Committee to submit grant requests for identified projects. Mr. Taylor asked if there was a match and Mr. Cover noted there is a match and engineered plans would be required. Mr. Cover suggested that a representative of the Montgomery County Transportation Department present at a Pottstown Metropolitan Regional Planning Committee. Mr. Moyer moved to review the Pottstown Region Traffic Analysis for projects and look into such February of each year. Mr. Troutman seconded the motion. The motion carried unanimously.

10. Discussion: Douglass Township Draft Land Use Assumptions Report

Ms. Bice provided an overview of the Douglass Township Draft Land Use Assumptions Report and noted that the updates are required for Act 209 fees. The plan was done in 2009 and updated in 2015. Project development growth is within the transportation service area.

11. Discussion: Pottstown Area Regional Recreation Committee (PARRC)

Ms. Bice provided an overview of the Memorandum of Understanding (MOU) between the Pottstown Metropolitan Regional Planning Committee (PMRPC), Pottstown Area Health and Wellness, and the Schuylkill River Greenways for the purpose of outlining their roles as cooperative partners in the Pottstown Area Regional Recreation Coordinator program. The PMRPC will continue to serve as the fiscal agent for the PARRC program. The MOU is a stop gap until the PARRC becomes its own entity, seek funding on their own and expand membership without the aid of the PMRPC and handle the accounting and bank accounts. The MOU reauthorizes the PMRPC's involvement as the original MOU has expired. There is a funding commitment for the PARRC from 7 municipalities for 5 years. Mr. Churach made a motion to approve the Memorandum of Understanding (MOU) between the Pottstown Metropolitan Regional Planning Committee (PMRPC), Pottstown Area Health and Wellness, and the Schuylkill River Greenways for the purpose of outlining their roles as cooperative partners in the Pottstown Area Regional Recreation Coordinator program. Mr. Hiryak. Motion carried unanimously.

12. Municipal Updates

Douglass Township

Mr. Hiryak noted that Quigley Bus has been pre-approved to start the infrastructure and there is a 72 dwelling unit proposal for the Zern's Jackson Road site.

East Coventry Township

Mr. Moyer noted there is nothing additional to report for East Coventry Township.

Lower Pottsgrove Township

Mr. Troutman noted that the Lower Pottsgrove Township Board will review sketch plans of the new township building to be located at High and Pleasantview Road, land purchased by the township.

New Hanover Township

Nobody present for New Hanover Township.

North Coventry Township

Mr. Marks noted that at Monday's North Coventry Township Board meeting the Act 247 review was initiated and the deadline for the Comprehensive Plan 45-day review period deadline is November 11 which will be discussed at the October Pottstown Metropolitan Regional Planning Committee meeting. Mr. Marks noted the Township was approached by West Mont Christian Academy and they are bringing a sketch development plan for a hotel, conference center, townhouses and there will be a staff meeting to include the Township Engineer, Township Solicitor and Township Staff.

Pottstown Borough

Mr. Procsal noted that the flood damage at Memorial Park did not meet the \$1M threshold for funding but they are looking into DCNR funding and Mr. Procsal asked if the Pottstown Metropolitan Regional Planning Committee would consider sending a letter of support. Mr. Reitz moved to authorize a blanket support letter to whom it may concern for funding for the flood damages to Memorial Park. Mr. Moyer seconded the motion. The motion carried unanimously.

Upper Pottsgrove Township

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

West Pottsgrove Township

Mr. Green noted there is nothing additional to report for West Pottsgrove Township.

13. 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.

14. MCPC Update

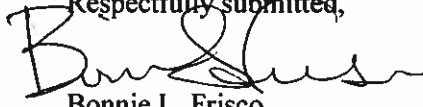
Ms. Bice noted the next round of mini grant applications are due October 18 and the Committee should look ahead for additional programs. Ms. Bice noted the Montgomery County publication Suburban Homesteading which includes agricultural subjects such as raising chickens and gardening. Ms. Bice noted the DVRPC multi-family impact survey.

15. Public Comment

There was no public comment.

16. Adjournment

Mr. Green moved to adjourn the meeting at 8:18 p.m. Mr. Troutman seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary