

MINUTES OF THE POTTSTOWN METROPOLITAN  
REGIONAL PLANNING COMMITTEE  
JULY 22, 2020  
(Approved September 23, 2020)

The Pottstown Metropolitan Regional Planning Committee held a teleconference meeting on July 22, 2020 at 7:00 p.m.

**Attending were:** Douglass Township- Peter Hiryak, 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 – Dan Weand  
Upper Pottsgrove Township –Greg Churach, David Waldt  
West Pottsgrove Township – Brad Mayberry  
Montgomery County Planning Commission – John Cover, Marley Bice  
Recording Secretary – Bonnie L. Frisco

**1. Meeting Called to Order**

Mr. Soumis called the meeting to order at 7:03 p.m.

**2. Roll Call**

Mr. Soumis did a roll call and all municipalities were represented with Brad Mayberry (West Pottsgrove Township Planning Commission) sitting in for West Pottsgrove Township and Dan Weand arriving later in the meeting representing Pottstown Borough.

**3. Review of the June Meeting Minutes**

Mr. Woessner moved to approve the June 24, 2020 meeting minutes as amended. Mr. Troutman seconded the motion. The motion carried unanimously. Amendment being:

- Page 2, Municipal Updates, East Coventry Township, change ‘working of ordinance reviews’ to ‘working on ordinance reviews.’

**4. Treasurer’s Report**

Mr. Troutman moved to approve the July Treasurer’s Report. Mr. Churach seconded the motion. The motion carried unanimously.

**5. Ordinance Review: Douglass Township – R-4 Residential District Zoning Text Amendment**

Mr. Hiryak provided an overview of the R-4 Residential District Zoning Text Amendment which proposes to amend the densities in the R-4 Residential District from five (5) dwelling units to eleven (11) dwelling units per acre. The Avante Apartments are in the affected area.

- Mr. Zebrowski asked how many apartments are at the Avante complex currently and it was noted there are 105 currently and 5 additional buildings are proposed.
- Mr. Zebrowski asked what amenities and improvements are proposed and Mr. Hiryak noted a trail, landscaping, buffers and resolution of water issues.
- Mr. Zebrowski asked if Douglass Township is supportive of the Zoning Text Amendment and Mr. Hiryak responded yes.
- Mr. Woessner inquired about open space requirements and Mr. Hiryak noted the plan will have to go through Subdivision and Land Development review and open space will be addressed, with potential options of fee in lieu of, or amenities or waivers.

Mr. Marks moved to send a letter to Douglass Township stating that the PMRPC has determined that the R-4 proposed Residential District Zoning Text Amendment is generally consistent with the Regional Comprehensive Plan. Mr. Hiryak seconded the motion. The motion carried unanimously.

**6. Ordinance Review: Douglass Township – Route 100 Corridor Master Plan Overlay District Zoning Text Amendment**

Mr. Hiryak provided an overview of the Route 100 Corridor Master Plan Overlay District Zoning Text Amendment which proposes the allowable height of the buildings in the Route 100 Corridor Master Plan Overlay District, specifically at the Route 100 and Grosser Road intersection, be increased from 45 feet to 65 feet. Discussion involved the advantages of the ability to market a 4-story building instead of a 3-story building. Emergency equipment was discussed and it was noted that the local fire department will not be able to accommodate a 65 foot tall building but surrounding departments could and a mutual aid and reimbursement agreement would need to be investigated. The potential for developer contribution for emergency service equipment upgrades was suggested.

Mr. Woessner moved to send a letter to Douglass Township stating that the PMRPC has determined that the proposed Route 100 Corridor Master Plan Overlay District Zoning Text Amendment is generally consistent with the Regional Comprehensive Plan. Mr. Marks seconded the motion. The motion carried unanimously.

**7. Discussion: High Street Corridor Study Update**

Ms. Bice provided an update of the High Street Corridor Study.

- The Delaware Valley Regional Planning Commission (DVRPC) team has finalized the existing conditions, which includes the following: Traffic count data, land use data, on-street parking data, crash data, and micro-simulation model with intersection level of service and delay.
- A virtual Steering Committee meeting was held on Wednesday, April 22. The main purpose was to finalize sub-corridor specific objectives, which include the following: Stowe (safety, crossings, development), Downtown (signage, beautification, bus stop design, new land uses, cross section optimization), Hobart's Run (crossings, green space, pedestrian circulation), Pottstown Hospital (safety, traffic/transit, access to healthcare), Sanatoga (sidewalks, cross section, gateway).
- A community survey has been published on the project website.
- Next steps. Survey responses will be collected and analyzed, a meeting with the DVRPC and MCPC will be scheduled for the week of August 24 to discuss preliminary recommendations and then they will be presented to the steering committee and public via virtual meeting this fall, final recommendations will be presented to the steering committee and public and final report will be published in the spring.

It was agreed by a consensus of the Committee to cancel the August meeting.

**8. Municipal Updates**

Douglass Township

Mr. Hiryak thanked the Committee for reviewing and voicing their opinions in regards to the Douglass Township Zoning Text Amendments.

East Coventry Township

Mr. Woessner noted that East Coventry Township is working with Natural Lands Trust on a new open space zoning change.

Lower Pottsgrove Township

Mr. Troutman noted the Spring Valley and Sanatoga Green projects are in progress.

New Hanover Township

Mr. Zebrowski noted the Route 73 and Charlotte Street intersection is being completed.

North Coventry Township

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

Pottstown Borough

Mr. Weand noted that the Keim Street overlay is being worked on.

Upper Pottsgrove Township

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

West Pottsgrove Township

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

**9. 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.

**10. MCPC Update**

Ms. Bice noted:

- Montgomery County unveiled a new website last week called “Restart Montco” with resource sheets summarizing municipal strategies for pandemic recovery in areas such as economic development, open space and transportation.
- Pottstown Region Round 1 mini-grants are set to close in August. Communities that may still be working on their projects may contact Ms. Bice.

John Cover announced his retirement noting his last day with the Montgomery County Planning Commission will be next Friday. Well wishes were expressed by the Committee.

**11. Public Comment**

There was no public comment.

**12. Adjournment**

Mr. Troutman moved to adjourn the meeting at 7:45 p.m. Mr. Weand seconded the motion. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie L. Frisco".

Bonnie L. Frisco  
Recording Secretary