

MINUTES OF THE POTTSTOWN METROPOLITAN  
REGIONAL PLANNING COMMITTEE  
JANUARY 27, 2021  
(Approved February 24, 2021)

The Pottstown Metropolitan Regional Planning Committee held a meeting via teleconference on January 27, 2021 at 7:00 p.m.

**Attending were:** Douglass Township- Pete Hiryak  
East Coventry Township- Michael Moyer  
Lower Pottsgrove Township – Tom Troutman  
North Coventry Township – Jim Marks, Bill Soumis  
New Hanover Township – Kurt Zebrowski  
Pottstown Borough – Ryan Procsal, Dan Weand  
Upper Pottsgrove Township –Greg Churach, David Waldt  
West Pottsgrove Township – Pete LaRosa  
Montgomery County Planning Commission – Danielle Baer, Mike Narcowich  
Michael Lowrey  
Recording Secretary – Bonnie L. Frisco

**1. Meeting Called to Order**

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

**2. Roll Call**

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

The Pledge of Allegiance was recited at the request of Mr. Moyer.

**3. Reorganization**

Mr. Moyer made a motion to have the Officers remain the same for 2021. Mr. Churach seconded the motion. The motion carried unanimously.

Mr. Soumis appointed Chair  
Mr. Troutman appointed Vice Chair  
Mr. Procsal appointed Treasurer  
Ms. Frisco appointed Recording Secretary

**4. Review of the December Meeting Minutes**

Mr. Moyer moved to approve the December 3, 2020 meeting minutes as amended. Mr. Marks seconded the motion. The motion carried with abstention from Mr. Zebrowski as he was not present at the December 3, 2020 meeting. Amendment: Note that Kelsey McElduff is with the DVRPC.

**5. Treasurer’s Report**

Mr. Moyer moved to approve the December 2020 and January 2021 Treasurer’s Reports. Mr. Weand seconded the motion. The motion carried unanimously.

**6. Ordinance Review: Pottstown Borough Keim Street Overlay District Ordinance**

Mr. Weand moved that the Pottstown Borough Keim Street Overlay District Ordinance, to create a new overlay district called the Keim Street Gateway Overlay District, which will incentivize development in accordance with the Keim Street Gateway Plan is generally consistent with the

Regional Comprehensive Plan. Mr. Troutman seconded the motion. The motion carried unanimously.

**7. Ordinance Review: New Hanover Township: B2 Performance Standard Development**

Mr. Moyer moved that the removal of the New Hanover Township B2 Performance Standard Development, which currently allows for undesirable development, is generally consistent with the Regional Comprehensive Plan. Mr. Troutman seconded the motion. The motion carried unanimously.

**8. Developments of Regional Impact**

A. Willow Street – Upper Pottsgrove – 0.99 acre; 4 twins totaling 8 dwelling units

Mr. Troutman moved to send a letter of support to add the sidewalk relating to the Willow Street project, as discussed, for submission to the County. Mr. Moyer seconded the motion. The motion carried unanimously.

B. Kummerer Phase 2A – Upper Pottsgrove – 47 acres; 131 lots with 130 dwelling units

There was review of the Kummerer Phase 2A project in Upper Pottsgrove. Concerns noted were lack of access to open space and parking for open space, open space appearing to be connected to individuals' backyards, and traffic impacts on Evans Road. Subject to be revisited at the February meeting.

**9. Discussion: New Hanover Township Draft Comprehensive Plan – tabled to the February meeting**

**10. Municipal Updates**

Douglass Township

Mr. Hiryak noted there is nothing additional to report for Douglass Township.

East Coventry Township

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

Lower Pottsgrove Township

Mr. Troutman noted that Sanatoga Green has started.

New Hanover Township

Mr. Zebrowski noted there is nothing additional to report for New Hanover Township.

North Coventry Township

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

Pottstown Borough

Mr. Weand noted the Economic Development Program and a summary can be found on the P.A.I.D. website.

Upper Pottsgrove Township

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

West Pottsgrove Township

Mr. LaRosa noted that the Panda Express at Upland Square is awaiting waiver approvals.

**11. School District Updates: No one was present**

**12. MCPC Update**

Ms. Baer noted that the Montco 2040 Grant Program is open until March 1.

**13. Public Comment:** There was no public comment

**14. Adjournment**

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bonnie L. Frisco". The signature is written in a cursive, flowing style.

Bonnie L. Frisco  
Recording Secretary