

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
AUGUST 25, 2021
(Approved October 27, 2021)

The Pottstown Metropolitan Regional Planning Committee held a meeting via teleconference on August 25, 2021 at 7:00 p.m.

Attending were: Douglass Township- Not represented
East Coventry Township- Not represented
Lower Pottsgrove Township – Tom Troutman
North Coventry Township – Jim Marks, Bill Soumis
New Hanover Township – Kurt Zebrowski
Pottstown Borough – Ryan Procsal
Upper Pottsgrove Township –David Waldt, Greg Churach
West Pottsgrove Township – Not represented
Montgomery County Planning Commission – Marley Bice, Michael Lowrey
Recording Secretary – Bonnie L. Frisco

Visitors were: Evan Brandt, Peggy Lee-Clark

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 Lower Pottsgrove Township, New Hanover Township, North Coventry Township, Pottstown Borough and Upper Pottsgrove Township were represented. Douglass Township, East Coventry Township and West Pottsgrove Township were not represented.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Review of the June Meeting Minutes

Mr. Troutman moved to approve the June 23, 2021 meeting minutes as presented. Mr. Waldt seconded the motion. The motion carried unanimously.

5. Treasurer’s Report

Mr. Zebrowski moved to approve the July and August 2021 Treasurer’s Reports. Mr. Troutman seconded the motion. The motion carried unanimously.

6. Ordinance Review: Pottstown Borough – Business Overlay Zoning District

Ms. Bice provided an overview of the proposed overlay district which has the intent “to provide for a low intensity, light industrial use that complements the residential neighborhood providing for transitional land uses within, and between, the TTN – Traditional Town Neighborhood and HM – Heavy Manufacturing District.” The ordinance would add “light manufacturing facility” as a permitted use in the new overlay. This use includes manufacturing/assembling of small appliances, packaging products, jewelry, bakery goods; printing; scientific research laboratory; etc.

Mr. Procsal made a motion that the proposed Business Overly Zoning District in Pottstown Borough is generally consistent with the Regional Comprehensive Plan. Mr. Zebrowski seconded the motion. The motion carried unanimously.

7. Development of Regional Impact: Lower Pottsgrove Township – 3-Lot Subdivision and Land Development

Ms. Bice noted the proposed 3-lot subdivision and land development proposal in Lower Pottsgrove Township is located on Armand Hammer Boulevard across from the Home Depot. The proposed project will include the existing lumberyard, a proposed gas station with 16 pumps, 5,380 square foot convenience store and 1,248 square foot car wash, and a future development lot.

Mr. Zebrowski moved to send a letter to Lower Pottsgrove Township noting concerns regarding the stormwater draining towards the railroad for the proposed 3-lot subdivision and land development. Mr. Waldt seconded the motion. The motion carried unanimously.

8. Municipal Updates

Douglass Township

No one was present.

East Coventry Township

No one was present.

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 is in the process of reviewing their Zoning Ordinance and Map.

North Coventry Township

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

Pottstown Borough

Mr. Procsal noted there is nothing additional to report for Pottstown Borough.

Upper Pottsgrove Township

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

West Pottsgrove Township

No one was present.

9. School District Updates: No one was present

10. MCPC Update

Ms. Bice noted the application window will be opening for another round of mini-grants with an application submission deadline of October 31. There will be a guest speaker from Pottstown Health and Wellness at the October meeting.

11. Public Comment: There was no public comment

12. Adjournment

Mr. Zebrowski moved to adjourn the meeting at 7:34 p.m. Mr. Waldt seconded the motion. The motion carried unanimously.

Respectfully submitted,



Bonnie L. Frisco
Recording Secretary