

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
OCTOBER 27, 2021

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting in person and via teleconference on October 27, 2021 at 7:00 p.m.

Attending were: Douglass Township- Not represented
East Coventry Township- Larry Tietjen
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 –David Waldt, Gregory Churach
West Pottsgrove Township – Scott Hutt
Montgomery County Planning Commission – Marley Bice, Danielle Baer,
and Michael Lowrey
Recording Secretary – Bonnie L. Frisco

Visitors were: Jamie Gwynn (New Hanover Township Manager), Evan Brandt

1. Meeting Called to Order

Mr. Soumis called the meeting to order at 7:05 p.m.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Mr. Soumis did a roll call and all municipalities were represented except for of Douglass Township.

4. Review of the August 2021 and September 2021 Meeting Minutes

Mr. Churach moved to approve the August 2021 and September 2021 meeting minutes as presented. Mr. Marks seconded the motion. The motion carried with Mr. Zebrowski abstaining due to his absence at the August 2021 and September 2021 meetings.

5. Treasurer's Report

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

6. Review: Draft 2022 Budget and Municipal Invoices

Mr. Troutman moved to approve the 2022 Budget subject to changing the Secretary/Record Minutes expense from \$1,100.00 to \$1,650.00. Mr. Procsal seconded the motion. The motion carried unanimously.

Mr. Zebrowski moved to approve the 2022 Municipal Invoices remaining at \$3,000.00. Mr. Weand seconded the motion. The motion carried unanimously.

7. Presentation: Pottstown Area 10-Minute Walk Project

Guests: Craig Colistra, Ph.D. Program Officer Recreation & Health, Pottstown Area Health & Wellness Foundation
Danielle Baer, AICP, Community Planner, Montgomery County Planning Commission

Mr. Colistra and Ms. Baer were present to provide specifics of the Pottstown Area 10-Minute Walk Project. The project focuses on providing 10-minute access to trails and the potential for Green schoolyards. Suggested was formal agreements with schools to provide more access to trails. Mr. Zebrowski asked if schools would need to provide lighting as part of the trail access and it was noted that trails are generally open from sunrise to sunset but lighting could be adding could be considered if need arises. Conclusions: Engage spectrum of shareholders

Understand local needs

Programs/police to support agreement efforts

Additional benefits of shared use

Understand strategies that have demonstrated success

Data to explore level of support from constituents

Mr. Soumis asked how the PMRPC can assist and Mr. Colistra noted that the hope is to have the group serve as a model to facilitate connections with other municipalities.

8. Ordinance Review – New Hanover Township – Bee Ordinance Amendment

New Hanover Township passed an ordinance amending Chapter 27, Part 305, to delete all references to bees and beekeeping; therefore, eliminating prior restrictions on beekeeping.

9. Ordinance Review: New Hanover Township – Village Mixed Use District (Text & Map Amendment)

New Hanover Township is proposing a text and map amendment to their Village Mixed Use District. The primary purpose of the Village Mixed Use (VMU) District is to permit a mix of various housing types, commercial business and institutional buildings in a pedestrian-oriented neighborhood with a sense of community and place.

Mr. Weand moved that the New Hanover Township proposed Village Mixed Use District text and map amendment is consistent with the Regional Comprehensive Plan. Mr. Procsal seconded the motion. The motion carried unanimously.

10. Developments of Regional Impact

Hanover Meadows – New Hanover Township – proposed development of a retirement community on an approximately 210-acre parcel including 519 total age-restricted housing units (137 single-family detached, 28 twins, 258 townhouses, and 96 quads), 14,000 square feet of commercial space, and an 11,025 square foot community center.

Jamie Gwynn, New Hanover Township Manager, was present to discuss the Hanover Meadows plan. Noted was Hanover Meadows is a court ordered plan but there are many concerns with the preliminary plan and many issues to be resolved. The revised plan to be provided to the PMRPC when submitted to New Hanover Township.

Mr. Weand moved to authorize a letter to be sent to New Hanover Township regarding the concerns with the Hanover Meadows plan, such as water/sewer issues, traffic impacts on Charlotte Street, Route 422 and the hospital, Blue Heron preservation and riparian buffer issues. Mr. Procsal seconded the motion. The motion carried unanimously.

Pottstown Sustainable Energy Park – Pottstown Borough – proposed development of cellulose-based solid waste gasification facility on a vacant parcel located within the Keystone Employment and Economic Plan (KEEP) Overlay District. The proposed facility includes a 144,565.8-square foot feedstock preparation and fuel conversion building and a 4,283.8-square foot administrative office building.

The Pottstown Sustainable Energy Park project has been reviewed at the County level and is part of the overlay plan which will extend the Keystone Boulevard to the end at the subject property. A

variance will be needed for the maximum height. Also noted was five feet of fill will be provided as the site is in the floodway.

11. Municipal Updates

Douglass Township

No one was present.

East Coventry Township

Mr. Tietjen noted a proposed townhome development at 245 Ellis Woods Road. The plan will be submitted to the PMRPC for review.

Lower Pottsgrove Township

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

New Hanover Township

Mr. Zebrowski noted the New Hanover Township Town Center plan was reviewed at the October 13 Planning Commission meeting and the Planning Commission voted to deny the plan and the plan will be forwarded to the Board of Supervisors. The developer has asked the Board of Supervisors to postpone their decision until November 4.

North Coventry Township

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

Pottstown Borough

Mr. Weand noted the new traffic light at S. Keim Street and Industrial Drive.

Upper Pottsgrove Township

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

West Pottsgrove Township

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

12. School District Updates: No one was present

13. MCPC Update

Ms. Bice noted new partnerships formed with the Chester County Planning Commission to improve communication and coordination. Also noted, the Steering Committee will meet next Tuesday. The next meeting will be the combined November/December meeting to be held December 2, 2021 at 7:00 p.m.

14. Public Comment: There was no public comment

15. Adjournment

Mr. Weand moved to adjourn the meeting at 8:35 p.m. Mr. Procsal seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary