

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
DECEMBER 2, 2021

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference on December 2, 2021 at 7:00 p.m.

Attendees: Douglass Township- Peter Hiryak
East Coventry Township- Larry Tietjen
Lower Pottsgrove Township – Tom Troutman
North Coventry Township –Bill Soumis
New Hanover Township – Not represented
Pottstown Borough – Ryan Procsal
Upper Pottsgrove Township –Gregory Churach
West Pottsgrove Township – Not represented
Montgomery County Planning Commission – Marley Bice

Recording Secretary – Bonnie L. Frisco

Visitor(s): Walter Woessner (East Coventry Township Planning Commission), Will Stout,
Joan Hodges and Jackie Erickson of Artisan Land Co

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 West Pottsgrove Township and New Hanover Township.

4. Review of the October 2021 Meeting Minutes

Mr. Churach moved to approve the October 27, 2021 meeting minutes as presented. Mr. Procsal seconded the motion. The motion carried unanimously.

5. Review of 2022 Meeting Dates

Mr. Procsal moved to approve the 2022 PMRPC meeting dates as the fourth Wednesday of each month except for November and December where a combined meeting will be held the first Thursday in December which will be December 1. Mr. Hiryak seconded the motion. The motion carried unanimously. The meeting dates will be advertised with both in-person and virtual options.

6. Treasurer's Report

Mr. Church moved to approve the November Treasurer's Report. Mr. Hiryak seconded the motion. The motion carried unanimously.

7. Presentation: Montgomery County Commercial Property Assessed Clean Energy (C-PACE)

Program: Guest: Rebecca Swanson Executive Director, Montgomery County Redevelopment
Ms. Swanson provided an overview of the Montgomery County Commercial Property Assessed Clean Energy (C-PACE) Program. C-PACE is a financial tool for property owners to obtain low cost, long-term financing for energy efficiency, renewable energy, and water conservation projects. C-PACE can provide up to 100% funding of total project costs through a voluntary assessment (annual payment) on the property that repays the costs of the upgrades. The program can be used for redevelopment or construction of commercial, industrial, agricultural and non-profit properties.

C-PACE can be used retroactively on eligible projects completed within the previous two years and the County program guidelines set forth the parameters of how a project can qualify for financing. Eligible projects include, HVAC upgrades and new controls systems, high efficiency chillers, boilers, furnace and heat pumps, building envelope improvements, renewal energy, process equipment upgrades, building automation system, green roofs, installation of new faucets and toilets and processes or equipment that demonstrate water savings of 25% or more.

Organizations that operate as a 501(c)(3) are eligible for C-PACE, residential and multi-family properties are not eligible for C-PACE funding. There was an inquiry whether government agencies are eligible for the C-PACE funding and Ms. Swanson noted that could be looked into as an option. If anyone has further inquiries they may contact Ms. Swanson at the contact information provided.

8. Ordinance Review – Pottstown Borough – Traditional Town Neighborhood (TTN) District

Pottstown Borough is proposing an ordinance amendments relating to the Traditional Town Neighborhood (TTN) District which include amending the permissible uses and existing conditional uses, eliminate traffic and parking study requirement for certain existing building conditional uses, establish regulations for residential driveways; readopt screening regulations for outdoor storage; and revise the definitions for single-family dwelling, apartment/condominium and dwelling.

Mr. Churach moved to send a letter to Pottstown Borough that the proposed ordinance amendments relating to the Traditional Town Neighborhood (TTN) District are generally consistent with the Pottstown Metropolitan Region Comprehensive Plan. Mr. Troutman seconded the motion. The motion carried unanimously.

9. Ordinance Review: Lower Pottsgrove Township – Gateway Mixed Use (GMU) District

Lower Pottsgrove is proposing an ordinance amendment to the Gateway Mixed Use (GMU) District which includes allowing for continuous lighting for uses that operate 24 hours a day, to permit additional uses consistent with the legislative intent of the GMU District, to amend the development standards for permitted uses in the GMU, and to delete prohibited uses in the GMU inconsistent.

Mr. Troutman moved to send a letter to Lower Pottsgrove Township that the proposed ordinance amendments relating to the Gateway Mixed Use (GMU) District are generally consistent with the Pottstown Metropolitan Region Comprehensive Plan. Mr. Hiriyak seconded the motion. The motion carried unanimously.

10. Developments of Regional Impact

Coventry Chase Townhomes (Painter Tract B) – Eat Coventry Township – proposed development of 112 townhomes on approximately 42 acres with vehicular access from Ellis Woods Road. Additional improvements include sidewalks, a walking trail, stormwater management facilities, on-street guest parking and a dog park.

Mr. Troutman moved to send a letter to East Coventry Township the Coventry Chase Townhomes development is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan and include comments regarding concerns about egress/ingress and emergency access. Mr. Hiriyak seconded the motion. After discussion, Mr. Troutman amended the motion to send a letter to East Coventry Township that the Coventry Chase Townhomes development is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan. Mr. Hiriyak seconded the motion. The motion carried unanimously.

11. Municipal Updates

Douglass Township

Mr. Hiriyak noted there is a viable buyer for the old Zern’s Farmer’s Market site (20+ acres) with a sale price of \$3.5M and Gambone Development is in the process of settlement. Also noted was the interior of the EMS building is complete and the Fire Department will move into the building in January and the Police Department is scheduled to move in June or July.

East Coventry Township

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

Lower Pottsgrove Township

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

New Hanover Township

Not represented.

North Coventry Township

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

Pottstown Borough

Mr. Procsal noted there are discussions regarding sustainable energy.

Upper Pottsgrove Township

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

West Pottsgrove Township

Not represented.

12. School District Updates:

Will Stout, Owen J. Roberts Superintendent, was present and introduced himself to the group.

13. MCPC Update

Ms. Bice noted that five mini-grant applications were received and will be reviewed at the grant committee meeting in January. Ms. Bice noted the amendments to the 2022 budget and Mr. Soumis noted that a new slate of officers will be voted on at the January 2022 meeting.

14. Public Comment: There was no public comment

15. Adjournment

Mr. Troutman moved to adjourn the meeting at 8:07 p.m. Mr. Procsal seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary