

**MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE**

MAY 25, 2022

(Approved June 22, 2022)

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference and in-person at Pottstown Borough Hall on May 25, 2022 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, Jim Marks
New Hanover Township – Kurt Zebrowski, Keith Youse
Pottstown Borough – Ryan Procsal
Upper Pottsgrove Township – David Waldt
West Pottsgrove Township – Not represented
Montgomery County Planning Commission – Marley Bice

Recording Secretary – Bonnie L. Frisco

Visitor(s): Jackie Erixson of Artisan

1. Meeting Called to Order and Pledge of Allegiance

Mr. Troutman called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

2. Roll Call

Mr. Troutman did a roll call and all municipalities were represented, except for West Pottsgrove Township.

3. Review of the April 2022 Meeting Minutes

Mr. Marks moved to approve the April 27, 2022 meeting minutes as amended. Mr. Zebrowski seconded the motion. The motion carried unanimously. Amendment being under heading, Municipal Updates – North Coventry Township, note that no plans have been submitted as of yet for the Coventry Mall redevelopment.

4. Treasurer’s Report

Mr. Soumis moved to approve the May Treasurer Report. Mr. Tietjen seconded the motion. The motion carried unanimously.

5. Development of Regional Impact

Greens at Gilbertsville – New Hanover Township

Proposed redevelopment of the Gilbertsville Golf Course with 297 single-family detached homes. The property is 221.72 acres in size with frontage on Swamp Pike, Lutheran Road, Reifsnyder Road, and Swamp Picnic Road; however, no vehicular access is shown from Swamp Picnic Road.

Mr. Marks moved to authorize Ms. Bice prepare a letter to New Hanover Township regarding the Greens at Gilbertsville project, citing concerns such as traffic impacting neighboring communities, sewer, water wells, and flooding and sidewalks along with any other comments discussed. Mr. Waldt seconded the motion. The motion carried unanimously.

Royal Farms (Updated Submission) – Lower Pottsgrove Township

Existing lumberyard to remain on Lot #2. A Royal Farms gas station with 16 pumps, a convenience store, a drive-through car wash, a drive-through retail building, and a storage facility are proposed on Lot #1.

The Committee reviewed the Royal Farms updated submission. Noted was concerns regarding storm drainage.

6. Presentation: Return on Environment: The Economic Impact of Protected Open Space in Montgomery County, Pennsylvania” (MCPC, released March 2022)

The Return of Environment: The Economic Impact of Protected Open Space in Montgomery County, Pennsylvania report was presented. The following information was provided: Report Overview, Introduction, Home and Property Values, Economic Activity Impact, Environmental Services and Direct Use Benefits, Recreation Activities and Values.

7. Municipal Updates

Douglass Township

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

East Coventry Township

Mr. Tietjen noted that East Coventry Township is working on a growing green ordinance.

Lower Pottsgrove Township

Mr. Troutman noted that Sanatoga Green and Spring Valley are continuing work.

New Hanover Township

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

North Coventry Township

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

Pottstown Borough

Mr. Procsal noted that fireworks are planned for 4th of July.

Upper Pottsgrove Township

Mr. Waldt noted that Upper Pottsgrove Township is working on subdivisions.

West Pottsgrove Township

Not represented.

8. School District Updates: No representatives present

9. MCPC Update

Ms. Bice noted the June 16 Planning Smarter Event at the Hill School, Ms. Bice will send a link with additional details.


There was a brief discussion regarding the Committee’s summer meeting schedule. There are items for the June agenda but the Committee decided to cancel the July and August meetings unless something pressing comes up.

10. Public Comment: There was no public comment

11. Adjournment

Mr. Waldt moved to adjourn the meeting at 8:14 p.m. Mr. Tietjen 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