

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

MARCH 22, 2023

(Approved April 26, 2023)

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference on March 22, 2023 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 – Howard Shawell  
Montgomery County Planning Commission – Marley Bice

Recording Secretary – Bonnie L. Frisco

**Visitor(s):** Peggy Lee-Clark

- 1. Meeting Called to Order:** Mr. Marks called the meeting to order at 7:00 p.m.
- 2. Roll Call:** Mr. Marks did a roll call and all municipalities were represented.
- 3. Pledge of Allegiance:** The Pledge of Allegiance was recited.
- 4. Review of the January 2023 Meeting Minutes**  
Mr. Shawell moved to approve the January 25, 2023 meeting minutes as presented. Mr. Troutman seconded the motion. The motion carried unanimously.
- 5. Treasurer’s Reports**  
Mr. Waldt moved to approve the February and March 2023 Treasurer’s Reports. Mr. Shawell seconded the motion. The motion carried unanimously.
- 6. Public Comment:** No public comment
- 7. Zoning Ordinance Consistency Review: Pottstown Borough – Hookah Bar Ordinance**  
Mr. Zebrowski moved that the Pottstown Borough – Hookah Bar Ordinance is consistent with the Regional Comprehensive Plan. Mr. Soumis seconded the motion. The motion carried unanimously.
- 8. Review: Draft 2022 PMRPC Annual Report**  
Mr. Troutman moved to authorize distribution of the 2022 PMRPC Annual Report to the mailing list provided contingent upon the changes requested by New Hanover Township relating to the New Hanover Town Center (Mr. Zebrowski will send the revisions to Ms. Bice) be incorporated into the report. Mr. Tietjen seconded the motion. The motion carried unanimously.

**9. Discussion: Request from 4ward Planning to Use PMRPC as Case Study of a National Multi-Municipal Economic Development Partnership.**

After additional correspondence prior to the meeting, Ms. Bice learned that the 4ward Planning contact decided to use Pottstown Area Economic Development (PAED) for their case study, instead of PMRPC.

**10. Municipal Updates**

Douglass Township

Mr. Hiryak noted the medical facility and small hospital at Grosser Road has received plan approval. The owner of the property at Route 100 and County Line Road (where Hollenbach's Hardware store is located) has been in contact with Wawa and potentially looking at placing a restaurant on that property as well. There is a concept plan but no official plan has been submitted.

East Coventry Township

Mr. Tietjen noted the use of processing residual fertilizer is being discussed by East Coventry Township officials as the result of a proposal of a residual fertilizer facility proposal. Concerns arose as to how a facility of such would affect surrounding residential properties and wells. The Township has appointed a steering committee to look at possible ordinances to regulate this use.

Lower Pottsgrove Township

Mr. Troutman noted that Sanatoga Green proposed 5 apartment buildings, buildings 1 and 2 have been rented and number 3 will follow shortly. Spring Valley has 178 townhomes completed. Mr. Troutman noted that Sunnybrook has been sold and there have been activities at the property and the storage units on High Street are almost complete.

New Hanover Township

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

North Coventry Township

Mr. Marks noted that Starbuck's has submitted a Zoning Hearing application to open a store in Suburbia Shopping Center.

Pottstown Borough

Ms. Lee-Clark noted that the Friendly's demolition on Route 100 is almost complete. The Redevelopment Authority has taken over Pottstown Plating for remediation purposes and once remediation is completed the Authority will turn the property back to the owner.

Upper Pottsgrove Township

Mr. Waldt noted that 2 residents have filed lawsuits as a result of plans to building a municipal building on open space.

West Pottsgrove Township

Mr. Shawell noted the proposed Wawa at Grosser Road and Old Reading Pike is moving along and they are addressing zoning and variance matters.

**11. School District Updates:** No representatives present

**12. MCPC Update**

Ms. Bice noted the 2023 Montgomery Awards and stated that nominations are due May 8, 2023. Ms. Bice noted the EMS county-wide EMS study in the packets and a report is scheduled to be completed by the end of August. Ms. Bice noted the 2023 PMRPC Directory and if anyone has revisions that need to be incorporated into the directory, they may forward them to Ms. Bice.

**13. Adjournment**

Mr. Soumis moved to adjourn the meeting at 7:41 p.m. Mr. Procsal seconded the motion. The motion carried unanimously.

Respectfully submitted,



Bonnie L. Frisco  
Recording Secretary