

**MINUTES OF THE POTTSTOWN METROPOLITAN  
REGIONAL PLANNING COMMITTEE  
FEBRUARY 28, 2024  
(Approved March 27, 2024)**

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference on February 28, 2024 at 7:00 p.m.

**Attendees:** Douglass Township- Peter Hiryak, Don Bergstresser  
East Coventry Township- Larry Tietjen, Catharine Small  
Lower Pottsgrove Township – Tom Troutman  
North Coventry Township –Jim Marks, Bill Soumis  
New Hanover Township – Kurt Zebrowski, Keith Youse  
Pottstown Borough – Ryan Procsal  
Upper Pottsgrove Township – Trace Slinkerd, Wayne Weaver  
West Pottsgrove Township – Howard Shawell  
Montgomery County Planning Commission – Marley Bice

Recording Secretary – Bonnie L. Frisco

**Visitor(s):** Evan Brandt, Hank Lewellyn

- 1. Meeting Called to Order:** Mr. Marks called the meeting to order at 7:02 p.m.
- 2. Pledge of Allegiance:** Mr. Marks led the reciting of the Pledge of Allegiance.
- 3. Roll Call:** Mr. Marks did a roll call and all municipalities were represented.
- 4. Review of January 2024 Meeting Minutes**  
Mr. Hiryak moved to approve the January 24, 2024 meeting minutes as amended. Mr. Slinkerd seconded the motion. The motion carried with one abstention from Mr. Troutman due to his absence at the January 24, 2024 meeting. Amendment being correct the spelling of Mr. Slinkerd's name.
- 5. Treasurer's Reports**  
Mr. Zebrowski moved to approve the February 2024 Treasurer's Reports. Mr. Slinkerd seconded the motion. The motion carried unanimously.
- 6. Public Comment:** None.
- 7. New Business**  
Development of Regional Impact  
***Wawa – West Pottsgrove Township*** – proposed development of a 6,049 square foot convenience store and gas station with 16 fueling pumps near the intersection of Grosstown Road and Old Reading Pike.  
  
Mr. Tietjen moved that the Wawa – West Pottsgrove Township at Grosstown Road and Old Reading Pike is consistent with the Regional Comprehensive Plan and a letter to be sent to West Pottsgrove Township with that information along with other comments noted. Those comments to include, concerns regarding turning radiuses at the fueling pumps, adequate parking, charging stations not on plans, wetland issues. Mr. Zebrowski seconded the motion. Motion carried unanimously.

**749 Congo Road Subdivision – Douglass Township** – proposed subdivision and development of 26 single-family detached residential units near the intersection of Congo Road and Linsenbeidler Road. Additional improvements include 40.7 acres of open space and a walking trail connecting to the township’s Congo Road Open Space.

Mr. Hiryak noted that 40 of the 60 acres is to be open space and the wetlands will not be impacted. The project will be served by public water and sewer and all traffic will be served by Congo Road. Emergency access needs to be addressed.

Mr. Soumis moved that the 749 Congo Road Subdivision – Douglass Township is consistent with the Regional Comprehensive Plan. Mr. Zebrowski seconded the motion. The motion carried unanimously.

## **8. Unfinished Business**

### Ordinance Review – Upper Pottsgrove Township – Various Zoning Map Amendments

The Upper Pottsgrove Township Zoning Map amendments address the following.

Amending the Zoning of 28 Properties from R-2 Residential to R-3 Residential Zoning

Amending the Zoning of 1 Property from R-3 Residential to R-2 Residential Zoning

Amending the Zoning of 17 Properties from RO Retail Office to LI Limited Industrial Zoning

Mr. Soumis moved that the Upper Pottsgrove Township’s proposed various zoning map amendments are generally consistent with the Regional Comprehensive Plan. Mr. Troutman seconded the motion. The motion carried unanimously.

### Ordinance Review – Upper Pottsgrove Township – Various Zoning Text Amendments

After discussion regarding the allowing of open space for municipal purposes the following motions were made. Also noted, was the court proceedings surrounding the proposed zoning matters relating to open space.

Mr. Tietjen moved to table the Upper Pottsgrove Township Various Zoning Text Amendments to the next meeting. Mr. Zebrowski seconded the motion. The motion passed with Mr. Slinkerd voting no.

## **9. Comprehensive Plan Review Items**

Review of the Existing Land Use Analysis: The matter was tabled

Review of the Draft Community Survey & Branding: The matter was tabled

## **10. Municipal Updates**

### Douglass Township

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

### East Coventry Township

Ms. Small noted that the food processing ordinance was adopted.

### Lower Pottsgrove Township

Mr. Troutman noted that Cutillo’s will be convert to a Mexican Restaurant.

### New Hanover Township

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

North Coventry Township

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

Pottstown Borough

Mr. Procsal noted the working being done at the old Lastick building.

Upper Pottsgrove Township

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

West Pottsgrove Township

Mr. Shawell noted the Gambone project is moving along.

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

**12. MCPC Update**

Ms. Bice noted the following updates.

Montco 2040 Implementation Grant Applications Due March 1, 2024:

<https://www.montgomerycountypa.gov/2453/Montco-2040-Implementation-Grant-Program>

Camp Laughing Waters Preserved: <https://www.pottsmmerc.com/2024/01/08/458-acres-of-open-spacepreserved-in-new-hanover-upper-frederick/>

DVRPC Pottstown Region Safe Routes to School Study: *draft existing conditions report complete*

Montco 2050 Transportation Projects Submission Form Open:

<https://forms.microsoft.com/r/QGMnfXk38V>

**13. Adjournment**

Mr. Troutman moved to adjourn the meeting at 8:32 p.m. Mr. Shawell seconded the motion. The motion carried unanimously.

Respectfully submitted,



Bonnie L. Frisco  
Recording Secretary