

**MINUTES OF THE POTTSTOWN METROPOLITAN  
REGIONAL PLANNING COMMITTEE  
MAY 22, 2024**

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference and in-person at Pottstown Borough Hall on May 22, 2024 at 7:00 p.m.

**Attendees:** Douglass Township- Don Bergstresser, Joan DiCicco, Joe Richardson  
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 – Hank Llewellyn (arrived 7:02 p.m.)  
West Pottsgrove Township – Howard Shawell  
Montgomery County Planning Commission – Marley Bice

Recording Secretary – Bonnie L. Frisco

**Visitor(s):** No visitors

- 1. Meeting Called to Order:** Mr. Marks called the meeting to order at 7:00 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 except for Upper Pottsgrove Township at the time of roll call but Mr. Llewellyn arrived at 7:02 p.m.
- 4. Review of April 2024 Meeting Minutes**  
Mr. Troutman moved to approve the April 24, 2024 meeting minutes as amended. Mr. Soumis seconded the motion. The motion carried unanimously. Amendment being add Wayne Weaver to the attendees list.
- 5. Treasurer's Report**  
Mr. Zebrowski moved to approve the revised April 2024 Treasurer's Report. Mr. Weand seconded the motion. The motion carried unanimously.  
  
Mr. Zebrowski moved to approve the May 2024 Treasurer's Report. Mr. Shawell seconded the motion. The motion carried unanimously.
- 6. Public Comment:** None
- 7. Comprehensive Plan Review Items**  
Community Survey Status and Outreach  
Two hundred and ninety-one survey responses have been received, Douglass Township has had the most respondents followed by Lower Pottsgrove Township and New Hanover Township.  
  
Draft Community Facilities Chapter & Discussion  
There was discussion of the Community Services and Institutions report provided by Ms. Bice.

## **8. New Business**

### Ordinance Review 24-06: Pottstown Borough – Sober Living Zoning Ordinance

Mr. Soumis moved that the Pottstown Borough Sober Living Zoning Ordinance is generally consistent with the Regional Comprehensive Plan. Mr. Procsal seconded the motion. The motion carried unanimously.

### Ordinance Review 24-07: Lower Pottsgrove Township – Gateway Mixed Use (GMU) District Zoning Ordinance Amendment

Mr. Troutman moved that the Lower Pottsgrove Township Gateway Mixed Use (GMU) District Zoning Ordinance Amendment is generally consistent with the Regional Comprehensive Plan. Mr. Tietjen seconded the motion. The motion carried unanimously.

### Development of Regional Impact

*Sanatoga Land Holdings, LP* – Lower Pottsgrove Township – proposed mixed-use development at 147 Evergreen Road consisting of two fast food restaurants with drive-thru facilities, a 125-room hotel and four apartment buildings totaling 200 dwelling units.

Mr. Zebrowski moved that the Sanatoga Land Holdings, LP project in Lower Pottsgrove Township is generally consistent with the Regional Comprehensive Plan and that the traffic concerns discussed regarding the project are to be forwarded to Lower Pottsgrove Township. Mr. Shawell seconded the motion. The motion carried unanimously.

## **9. Municipal Updates**

### Douglass Township

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

### 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

Mr. Zebrowski noted that the quarry issue was settled by the Commonwealth Court. New Hanover Township appealed the quarry's permit and the Environmental Board was in agreement and the permits were rescinded. The quarry has thirty days to appeal the ruling.

### North Coventry Township

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

### Pottstown Borough

Mr. Procsal noted there is nothing additional to report for Pottstown Borough.

### Upper Pottsgrove Township

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

### West Pottsgrove Township

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

## **10. School District Updates:** No representatives present

**11. MCPC Update**

Ms. Bice noted the survey for the Montco municipal transportation projects for Montco 50 and encouraged the municipalities to submit their information.

Ms. Bice noted that the Montgomery County Board of Commissioners meeting will be held tomorrow at the Limerick Township building at 7:00 p.m.

**12. Adjournment**

Mr. Troutman moved to adjourn the meeting at 8:07 p.m. Mr. Shawell 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