

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

December 4, 2025
(Approved January 28, 2026)

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference and in-person at Pottstown Borough Hall on December 4, 2025 at 7:00 p.m.

Attendees: Douglass Township- Joe Richardson (arrived after the meeting minute approval)
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 – Wayne Weaver
West Pottsgrove Township – Howard Shawell

Montgomery County Planning Commission – Marley Bice
Recording Secretary – Bonnie L. Frisco

Visitor(s): Chris Patriarca, Chester County Planning Commission,

1. **Meeting Called to Order:** Ms. Bice called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** Ms. Bice led the reciting of the Pledge of Allegiance.
3. **Roll Call**
Ms. Bice did a roll call, and all municipalities were represented, except for New Hanover Township.
4. **Review of the September 2025 Meeting Minutes**
Mr. Soumis moved to approve the September 24, 2025 meeting minutes as presented. Mr. Shawell seconded the motion. The motion carried unanimously.

Joe Richardson representing Douglass Township joined the meeting.
5. **Review of the Treasurer’s Report**
Mr. Weaver moved to approve the October and November Treasurer’s Reports as presented. Mr. Shawell seconded the motion. The motion carried unanimously.
6. **Review of 2026 Meeting Dates**
Mr. Procsal moved to approve and authorize advertising of the 2025 Meeting Dates. Mr. Shawell seconded the motion. The motion carried unanimously.
7. **Public Comment:** No public comment
8. **Comprehensive Plan Status Update:**
 - a. Document design example chapter: Ms. Bice provided an update
 - b. Demonstration of online map hub: On-line maps and new webpage are being created
 - c. Adoption process overview: Ms. Bice provided an update

9. New Business

a. Ordinance Review 25-08: East Coventry Township – Data Centers Ordinance

The Committee reviewed a zoning ordinance text amendment to allow data centers as a use in East Coventry Township's C-1 – Commercial and Business Campus and LI – Limited Industrial zoning districts. Mr. Tietjen provided background on the ordinance, which was submitted by Constellation Energy Generation, LLC. It was noted that the impacted area of the township is in the Region's Primary Growth Area where industrial is a suggested use; however, not allowing data centers in East Coventry would not be inconsistent with the regional comprehensive plan because the use is currently allowed elsewhere in the Region. It was noted that if East Coventry were to consider a different ordinance related to this use in the future, it would be submitted to the Committee for review at that time.

A motion was made by Mr. Tietjen, seconded by Mr. Soumis.

- b. **POSTED UNTIL JANUARY 2026 MEETING:** Development of Regional Impact 25-07 *Hanover Glen* – New Hanover Township – proposal to develop 55 townhouses and 38 twins, totaling 93 new residential units, on a 23.4-acre parcel on North Charlotte Street
Potential Action: Motion to send review letter (if any review comments are identified)

10. Municipal Updates

Douglass Township

Mr. Richardson noted Douglass Township is working on a Philadelphia Avenue revitalization plan.

East Coventry Township

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

Lower Pottsgrove Township

Mr. Troutman noted he will not be Lower Pottsgrove Township's representative for the Committee next year but will be an alternate.

New Hanover Township

No representative present.

North Coventry Township

Mr. Soumis noted that Mr. Marks will not be on the Regional Committee next year due to not being on the Board of Supervisors as of next year. Mr. Soumis noted that Mr. Marks and Mr. Troutman should be recognized for their contributions to the Regional Committee.

Pottstown Borough

Mr. Procsal noted there was a church fire in town. Mr. Procsal also noted he has looked into account types that would provide better interest rates for the Committee funds and a Money Market or CD may be a good option.

Upper Pottsgrove Township

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

West Pottsgrove Township

Mr. Shawell noted three projects in progress in West Pottsgrove Township.

11. School District Updates: No representatives present

12. MCPC Update: Ms. Bice noted the following MCPC updates.

- a. DVRPC Pottstown Station Area Study open house and feedback map:
 - News article: <https://www.pottsmmerc.com/2025/11/10/study-helps-pottstown-prepare-for-return-of-passenger-rail/>
 - Feedback map available until 12/31: https://dvrpc.github.io/pottstown_station_concept/
- b. FY27 DVRPC Work Program Project Discussion
- c. Keim Street Bridge Project Update: Access below link for updates.
https://www.montgomerycountypa.gov/DocumentCenter/View/51980/11-18-2025_KeimStreetBridgeConstructionUpdate?bidId=

13. Adjournment

Mr. Troutman moved to adjourn the meeting at 8:25 p.m. Mr. Weaver seconded the motion. The motion carried unanimously.

Respectfully submitted,



Bonnie L. Frisco
Recording Secretary