

POTTSTOWN METROPOLITAN REGIONAL PLANNING COMMITTEE

2025 ANNUAL REPORT



2025 MEMBERSHIP

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Joshua Stouch
Joe Richardson (Alternate)

EAST COVENTRY TOWNSHIP

Catharine Small
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LOWER POTTS GROVE TOWNSHIP

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NEW HANOVER TOWNSHIP

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Bonnie Frisco (Non-Voting Member)

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Cover Photos (clockwise from top left): New townhomes in Lower Pottsgrove Township, a view of a farm in Upper Pottsgrove Township, trail art in Pottstown Borough, a school in North Coventry Township, a country road in East Coventry Township

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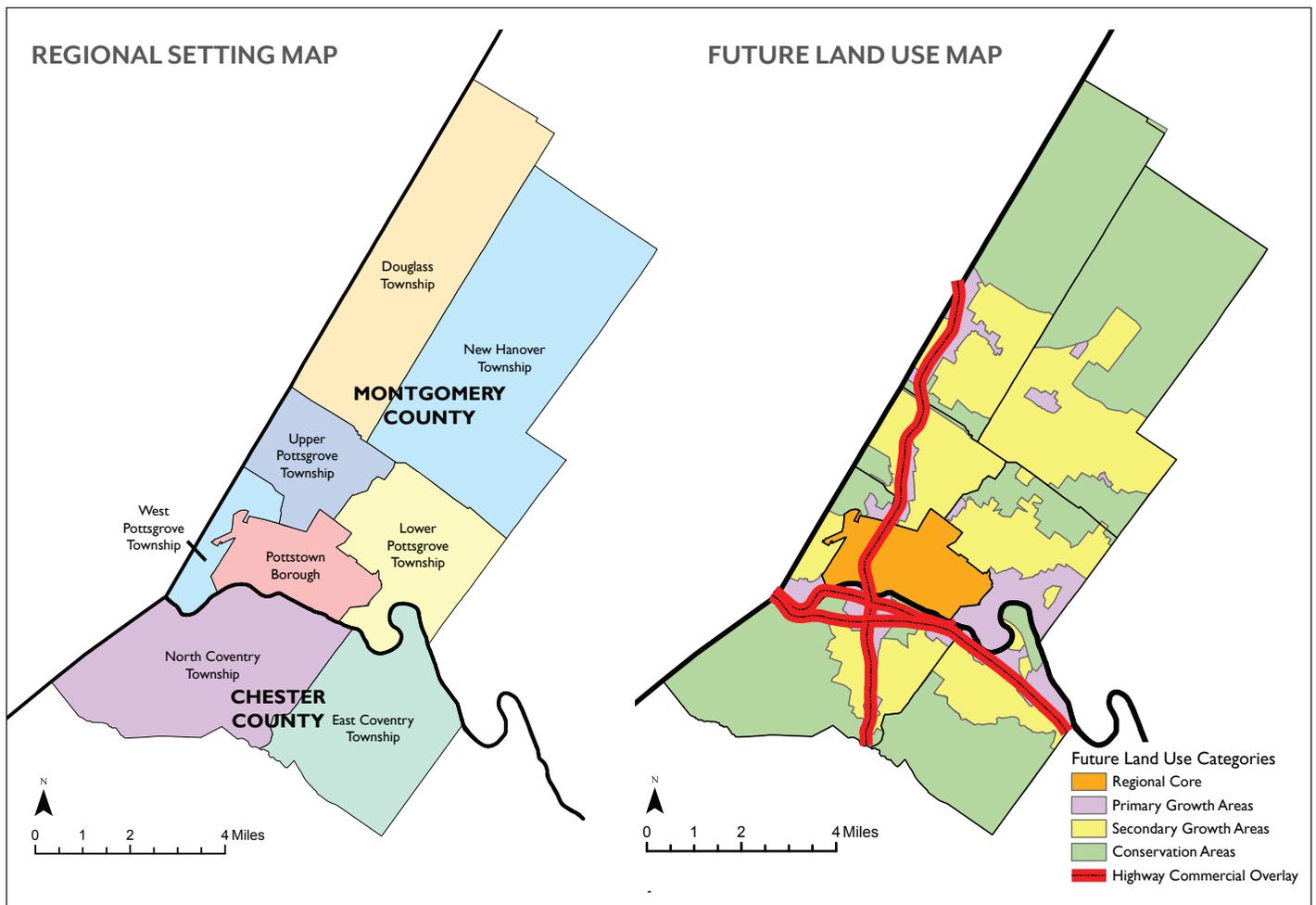
PMRPC PURPOSE

“The Pottstown Metropolitan Region is positioned directly in the path of growth as it continues to expand outward from Philadelphia and its suburbs. It is a well-balanced region with a richly diverse landscape of historic communities, attractive suburban neighborhoods, industry, commercial centers, rolling farmlands and abundant natural resources. The intersection of US Route 422 and PA Route 100 in the middle of the region provides a gateway for new growth. The region’s communities recognize that they are at a crossroads for directing growth and this is the catalyst for the region’s eight municipalities working together to plan their future. Especially important for the region is directing growth into the region’s older communities and designated growth areas, particularly the Borough of Pottstown, in order to revitalize these older places, maximize the costly public infrastructure of the region, and preserve the region’s rural areas.

Through regional cooperation and planning the Pottstown Metropolitan Region intends to:

- Protect the unique historical, cultural, and natural resources of the region.
- Promote the economic vitality and quality of life of the region’s existing communities.
- Implement growth management techniques to provide for orderly and well-planned new development.
- Preserve open space and agriculture in the region.
- Develop transportation choices for better mobility in and through the region.
- Encourage walkable communities with a mix of uses and a range of housing options where appropriate.
- Promote new economic opportunities and jobs.
- Maintain and improve recreation options.
- Address the specific needs and unique conditions of each municipality.”

Source: Pottstown Metropolitan Region Intergovernmental Cooperative Implementation Agreement for Regional Planning (April 12, 2010)



FEATURED PROJECT: NEXT STOP: POTTSTOWN

The Schuylkill River Passenger Rail Authority (SRPRA) is leading the effort to reestablish passenger rail service between Reading and Philadelphia, with a stop in Pottstown. Through their partnership with PMRPC, DVRPC is helping Pottstown and its planning partners prepare for the potential return of passenger rail service. The project is divided into two phases:

PHASE ONE: POTTSTOWN STATION FACILITY PLANNING

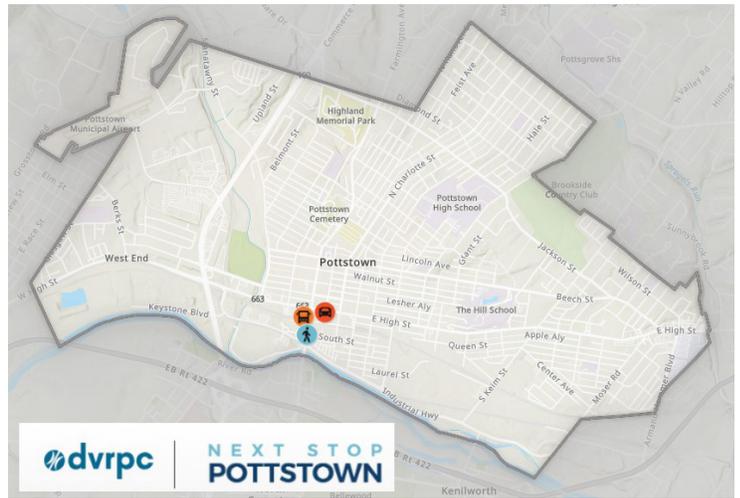
DVRPC, in coordination with local station partners, will use the Amtrak Station Planning and Development Guidelines as a starting point to assess local rail infrastructure needs and develop conceptual plans illustrating potential station location(s), parking facilities, and multimodal connections.

PHASE TWO: POTTSTOWN STATION VISION PLAN

DVRPC will lead a visioning process focused on identifying ways that Pottstown Borough can leverage rail service and investment in the station area to help achieve community goals. The framework of this Vision Plan will be responsive to local needs, but may include elements dedicated to community form, mobility, and economic development.

A public open house was held at the Montgomery County Community College on November 6, 2025 where dozens of community stakeholders were able to learn more about the study and provide input. (see photos below). An interactive comment map was also available in late 2025 for further input (see image in top right).

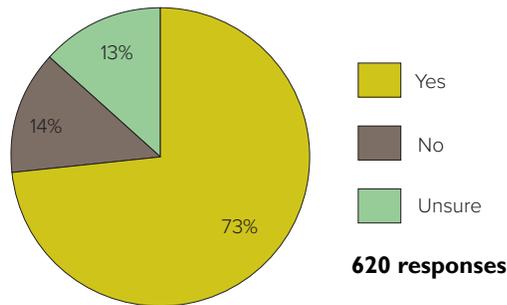
The final report is expected in 2026 and will be posted on the PMRPC website, once available.



COMMUNITY SURVEY FEEDBACK

The 2024 community survey for the Regional Comprehensive Plan Update included a question regarding SRPRA's efforts to restore passenger rail service between Philadelphia and Reading, including a station stop in Pottstown Borough.

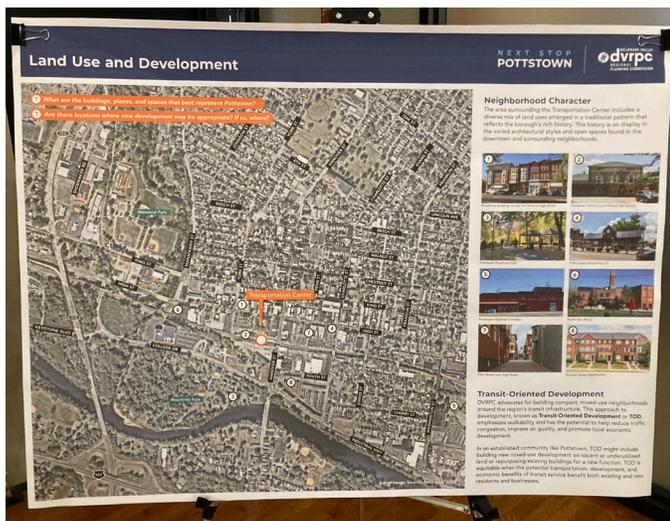
Would you be interested in using passenger rail service, even if only occasionally, if it provided access from Pottstown Borough to Reading, Philadelphia, and/or New York City?



"Looking forward to taking the train to Philly!"

"Passenger rail service from Pottstown to Philadelphia would be a dream come true."

"I would frequently use the rail to travel and have people travel to me to visit Pottstown."



REGIONAL COMPREHENSIVE PLAN

The Pottstown Metropolitan Regional Comprehensive Plan was adopted in 2015 as an update to the first regional comprehensive plan adopted in 2005. The 2015 Regional Comprehensive Plan lays out goals and objectives for the region related to economic development, housing, parks and recreation, open space, natural resource protection, agriculture, transportation, and community facilities.

No amendments to the regional comprehensive plan were reviewed or adopted by the Committee during 2025

COMPREHENSIVE PLAN UPDATE

In 2025, the Committee continued the process of updating the regional comprehensive plan including receiving guidance from local stakeholders and additional municipal outreach. Reviewing the full draft recommendations list and updated draft future land use map were a major focus of the Committee at their meetings in 2025.

The comprehensive plan update is expected in 2026 and will be posted on the PMRPC website, once available.

2025 GUEST SPEAKERS

In 2025, the Committee received several guest presentations related to the regional comprehensive plan and other regional and local planning efforts.

January Meeting – Comprehensive Plan Economic Development Discussion

- Peggy Lee-Clark, *Executive Director, Pottstown Area Economic Development*
- Alice Funk, *Acting President, Tri-County Area Chamber of Commerce*
- Kaylyn Langdon, *Business Assistance Coordinator, Montgomery County Commerce Department*
- Libby Horwitz, *AICP, Housing & Economic Planner, Chester County Planning Commission*
- Chris Patriarca, *AICP, Senior Community Planner, Chester County Planning Commission*

May Meeting – Safe Routes to School Pottstown Draft Report Presentation

- Kendra Nelson, *DVRPC Transportation Planner*

June Meeting – Douglass Township Zoning Ordinance Rewrite & Map Amendments Presentation

- Naomi Crimm, *Senior Community Planner, Montgomery County Planning Commission*

ZONING ORDINANCE AND MAP CONSISTENCY REVIEWS

Various Use Amendments—Pottstown Borough – At the January meeting, PMRPC reviewed proposed zoning text amendments related to new land use definitions and allowable locations. PMRPC determined the zoning ordinance text amendments to be generally consistent with the Regional Comprehensive Plan.

Off-Premises Sign Ordinance —New Hanover Township – At the February meeting, PMRPC reviewed a proposed zoning text amendment to allow off-premises signs in the LI Light Industrial zoning district. PMRPC determined the zoning ordinance text amendments to be generally consistent with the Regional Comprehensive Plan.

LI Light Industrial Zoning District Text Amendments —New Hanover Township – At the April meeting, PMRPC reviewed proposed zoning text amendments related to permitted uses in the LI Light Industrial zoning district and use regulations and dimensional standards for wholesale, storage, and warehouse uses. PMRPC determined the zoning ordinance text amendments to be generally consistent with the Regional Comprehensive Plan.

B2 Performance Standard Zoning Text Amendment —New Hanover Township – At the June meeting, PMRPC reviewed proposed zoning text amendments related to performance standards for development in the R-15 Residential zoning district, including traditional neighborhood design provisions. PMRPC determined the zoning ordinance text amendments to be generally consistent with the Regional Comprehensive Plan.

ZONING ORDINANCE AND MAP CONSISTENCY REVIEWS, CONTINUED

Full Zoning Rewrite and New Zoning Map —Douglass Township – At the August meeting, PMRPC reviewed a full zoning rewrite and new zoning map from Douglass Township. PMRPC determined the new zoning ordinance and zoning map to be generally consistent with the Regional Comprehensive Plan.

R-1 Residential District-Village Development —Lower Pottsgrove Township – At the September meeting, PMRPC reviewed proposed zoning text amendments to create a village development option in the township’s R-2 Residential zoning district. PMRPC determined the proposed zoning ordinance text amendments to be not generally consistent with the Regional Comprehensive Plan because the proposed density exceeded the maximum density suggested in the Conservation Area.

Data Centers Ordinance —East Coventry Township – At the December meeting, PMRPC reviewed proposed zoning text amendments to add data centers as a permitted use in the C-1 Commercial Business Campus and LI Limited Industrial zoning districts. PMRPC determined the proposed zoning ordinance text amendments would not be inconsistent with the Regional Comprehensive Plan; however, the Committee provided comments to the township regarding exploring the most suitable location(s) for data centers within the Region as a whole, and additional ordinance controls that may be appropriate for different types of data center uses.

FUTURE LAND USE PLAN

The Future Land Use Plan for the Pottstown Metropolitan Region as outlined in the 2015 Regional Comprehensive Plan includes policies and maps intended to guide future growth in the Region for the next 20 years (see the Future Land Use Map on page 1).

SUBDIVISIONS AND LAND DEVELOPMENTS OF REGIONAL IMPACT

Any subdivision or land development proposal within the Region which meets the definition of a “subdivision or land development of regional impact” is reviewed by the Committee. The Committee reviews and provides advisory comments to the individual municipality where the proposal is located as it relates to the stated goals, objectives, and policies of the adopted Regional Comprehensive Plan.

Beacon of Hope – Pottstown Borough & West Pottsgrove Township – At the January and February meetings, PMRPC reviewed a proposed development of a 13,843 square foot homeless shelter at the corner of West High street and Glasgow Street. As part of the proposal, the two parcels would be re-subdivided so that the 1,497 square foot portion of the tract that is located in West Pottsgrove Township could be dedicated to West Pottsgrove Township. No comments were identified.

Metropolitan Multifamily Development – West Pottsgrove Township – At the April and May meetings, PMRPC reviewed a proposed development of 252 apartment units in 10, three-story buildings and a 5,260 square foot clubhouse for residents on 18.4 acres of undeveloped land across from the Upland Square Shopping Center. PMRPC provided comments on the primary growth area criteria, transportation impacts, site access, pedestrian circulation, open space, stormwater management, and emergency management services.

Master Ventures LLC – Upper Pottsgrove Township – At the June meeting, PMRPC reviewed a proposed development of 28 townhomes and 2 single-family detached homes on approximately 10 acres of undeveloped land with access to be taken off of Farmington Avenue via a new cul-de-sac. PMRPC provided comments related to transportation impacts, pedestrian circulation, open space, and stormwater management.

Coolidge Commons Townhouses – Upper Pottsgrove Township & Pottstown Borough – At the July meeting, PMRPC reviewed a proposal to develop 65 condominium-style townhouses on approximately 16.3 acres of land. All of the proposed homes are in Upper Pottsgrove Township; however, a portion of the common open space is in Pottstown Borough and vehicular access is to be taken off of Wilson Street in Pottstown Borough. PMRPC provided comments on transportation impacts, pedestrian circulation, coordination of utilities, and landscape design.

New Hanover Town Center – New Hanover Township – At the July meeting, PMRPC reviewed an updated proposal for a mixed-use development on 203 acres of land on North Charlotte Street and Swamp Pike consisting of 189 single-family units, 94 twin units, 78 atrium units, 209 townhouse units, 89 apartment units, 14 mixed-use multifamily units (754 total residential units); 159,400 square feet of commercial space; and 10,000 square feet of office space. PMRPC previously provided a comment letter for this proposal on February 2, 2022 and decided the proposal should be brought back to the Committee when the local review process has progressed further.

REGIONAL GRANT PROGRAMS

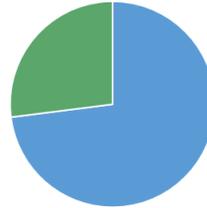
PREVIOUS MINI-GRANTS ROUNDS #1-5: 2013-2025



48
Projects



8
Municipalities



73% park development projects
27% park planning projects



\$900,000+
Total grant funds awarded

MINI-GRANTS PROGRAM

The Pottstown Parks and Recreation Improvement Mini-Grant Program is a local grant program jointly-administered by PMRPC and the Pottstown Regional Community Foundation (PRCF) with grant funding from DCNR which is matched 50:50 locally by PRCF. Mini-grants are available to all eight of the municipalities within the Region. The program is designed to fund park improvements to increase park usage and improve the health of area residents.

MINI-GRANTS ROUND #5: 2023-2026

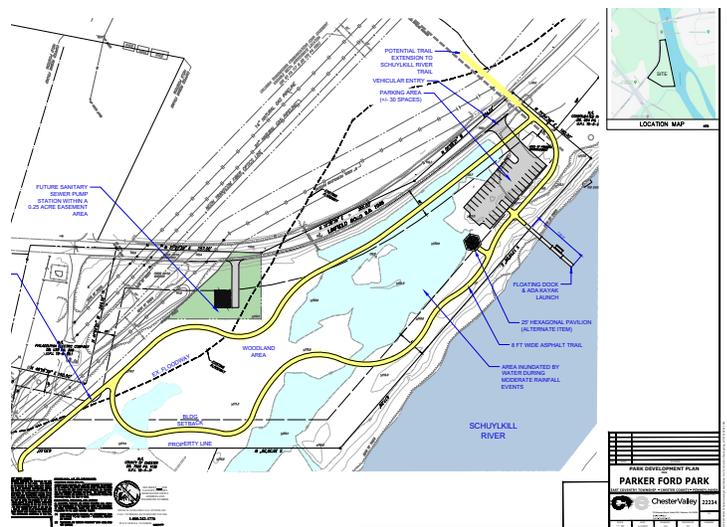
During 2025, one mini-grant project under Round #5 of the grant program closed-out. The remaining six mini-grant projects are still active and will be closed out during 2026.

INTERACTIVE WEB MAP OF PROJECTS

PMRPC continues to update an online map of ongoing and completed mini-grant projects. The GIS-based website allows users to select the grant round and individual projects within each round. When a project is selected, the map zooms in on the project location and provides a brief description of the project. View the map here: <https://experience.arcgis.com/experience/e017a6cb1f5e45e4881413e3cf8a380e/>



During Round #5, Douglass Township received a \$25,000 mini-grant to provide ADA access and amenities to supplement the tennis court redevelopment project in Douglass Township. In addition to an ADA-accessible pathway connecting the new courts to the park's existing trail system, the project also provided an ADA accessible concrete pad with two picnic tables and trash and recycling bins.



During Round #5, East Coventry Township received a \$25,000 mini-grant to prepare a master plan and construction drawing for the Wade Tract along the Schuylkill River. The completed master plan (above) shows an asphalt loop trail, an ADA-accessible floating dock, a picnic pavilion, and a parking area. Potential future trail connections to the Schuylkill River Trail and south into East Vincent Township are also shown.