

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

JUNE 24, 2026

(Approved July 22, 2026)

The Pottstown Metropolitan Regional Planning Committee (PMRPC) held a meeting via teleconference and in-person at Pottstown Borough Hall on June 24, 2026, at 7:00 p.m.

**Attendees:** Douglass Township- Not represented  
East Coventry Township- Meaghan Wright  
Lower Pottsgrove Township –Jim Hutchinson  
North Coventry Township – Suzanne Sagona, Bill Soumis  
New Hanover Township – Kurt Zebrowski  
Pottstown Borough – Ryan Procsal  
Upper Pottsgrove Township –Wayne Weaver  
West Pottsgrove Township – Daniel Price

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

**Visitor(s):** Doug Slick and Mike Hayes (Pottstown Housing Coalition), Philip Johnson, Deb Penrod, Peggy Lee-Clark, Evan Brandt

1. **Meeting Called to Order:** Mr. Zebrowski called the meeting to order at 7:01 p.m.
2. **Pledge of Allegiance:** Mr. Zebrowski led the reciting of the Pledge of Allegiance.
3. **Roll Call**  
Mr. Zebrowski did a roll call and all municipalities were represented except for Douglass Township.
4. **Review of the May 27, 2026, Meeting Minutes**  
Ms. Wright moved to approve the May 27, 2026, meeting minutes as presented. Ms. Sagona seconded the motion. The motion carried unanimously.
5. **Review of the Treasurer's Report**  
Mr. Soumis moved to approve the June 2026 Treasurer's Report as presented. Mr. Weaver seconded the motion. The motion carried unanimously.
6. **Public Comment:** No public comment
7. **Presentation: Pottstown Housing Coalition (<https://pottstownhousing.org/>)**  
Doug Slick and Mike Hays were present to provide an overview of the Pottstown Housing Coalition.

Housing needs, homelessness, and housing cost burdens were discussed. Mr. Soumis noted the rising costs of services, i.e., engineering, etc. which increases housing costs. Ms. Wright suggested modernizing ordinances to fit in with the needs of differing communities. Also, noted

was the Governor Office's Pennsylvania Housing Action Plan. The website listed above is a good resource for homeowners, renters, landlords, etc.

## **8. New Business**

### **Ordinance Review 26-02: Pottstown Borough – Ordinance Removing Same and Similar Uses as Conditional Uses in Non-Residential Zoning Districts**

Mr. Soumis moved that the Pottstown Borough – Ordinance Review 26-02 – Ordinance Removing Same and Similar Uses as Conditional Uses in Non-Residential Zoning Districts, is generally consistent with the Regional Comprehensive Plan. Ms. Wright seconded the motion. The motion carried unanimously.

## **9. Regional Comprehensive Plan Update**

### **a. Review additional public comments received**

There was review of the additional public comments received.

### **b. Discuss next steps**

Ms. Bice provided an overview of the fair share numbers and ratios, and it was determined that Douglass Township's exit will not impact the numbers negatively. Douglass Township has their hearing on July 6, 2026, and after that would be a 1-year waiting period before Douglass Township could be removed from the PMRPC.

Douglass Township will have to adopt a resolution before the 1-year waiting period would begin. They can adopt a resolution, any time after the public hearing.

There was discussion regarding the PMRPC holding a retreat at the September meeting for a chance to get together. The business portion would be done prior to the start of the retreat.

## **10. Municipal Updates**

### **Douglass Township**

No representatives present

### **East Coventry Township**

Ms. Wright noted there is nothing additional to report for East Coventry Township.

### **Lower Pottsgrove Township**

Mr. Hutchinson noted there is nothing additional to report for Lower Pottsgrove Township.

### **New Hanover Township**

Mr. Zebrowski noted that New Hanover Township is working on a data center ordinance.

### **North Coventry Township**

Mr. Soumis noted that North Coventry Township personnel are in discussions regarding drafting a data center ordinance.

### **Pottstown Borough**

Mr. Procsal noted that the Big Boy train will be traveling through Pottstown on July 2, 2026.

Upper Pottsgrove Township

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

West Pottsgrove Township

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

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

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

- a. Montgomery County Bike Montco 1.5 - Update Survey Open Until July 30:  
<https://engage.montgomerycountypa.gov/en/projects/bike-montco>
- b. Chester County Bikes (and More!) - Survey Open:  
<https://www.chescoplanning.org/transportation/OnRoadBikePlan.cfm>
- c. PART Transit Development Plan - Survey Open Until July 15:  
<https://pottstownarearapidtransit.com/tdp/>.

Ms. Bice noted the DVRPC Impact Study of Route 100, Upland Square and State Street for multi-modal improvements.

- d. Next DVRPC Study - Ms. Bice continues to coordinate with DVRPC staff on the scope of work for their next study for the Pottstown Region which is to be focused on the intersection of Route 100, Upland Square Drive, State Street, and Commerce Drive. DVRPC has asked that the study not include detailed traffic modeling since not all of the proposed developments have been reviewed by PennDOT yet and could therefore be subject to change. Instead, the study could focus on convening stakeholders and understanding existing infrastructure concerns further. Mr. Hays asked if the study could be expanded to include the intersection of Route 100 and Shoemaker Road.
- e. Montco 2050 Draft Future Land Use Map - Ms. Bice announced that municipal managers in Montgomery County should have received an email this week asking for their review and edits to the draft future land use map for the updated Montgomery County Comprehensive Plan.
- f. July Meeting - The Committee will have a meeting in July to review a residential proposal that was recently submitted.

**13. Adjournment**

Ms. Wright moved to adjourn the meeting at 8:10 p.m. Ms. Sagona seconded the motion. The motion carried unanimously.

Respectfully submitted,



Bonnie L. Frisco  
Recording Secretary