

MINUTES OF THE POTTSTOWN METROPOLITAN  
REGIONAL PLANNING COMMITTEE  
MEETING OF DECEMBER 4, 2008  
(Approved February 25, 2009)

The Pottstown Metropolitan Regional Planning Committee held their monthly meeting on December 4, 2008. Attending the meeting were Ralph Fluharty, New Hanover Township; Lance Parson and Tim Roland, East Coventry Township; John Gambino, West Pottsgrove Township; Megan DeLena, Upper Pottsgrove; Robyn Seto, North Coventry Township; Ed Reitz, Gregory Lignelli and Barbara Hartford, Douglass Township; and Steve Toroney, Pottstown Borough.

John Cover – Montgomery County Planning Commission  
Jim Ennis – Montgomery County Planning Commission

Bonnie L. Frisco – Recording Secretary

**1. Welcome and Meeting Called to order.**

Ms. DeLena called the meeting to order at 7:03 p.m.

**2. Roll Call**

Ms. DeLena did a roll call. Lower Pottsgrove was not represented.

**3. Pledge of Allegiance**

The pledge of allegiance was recited.

**4. Review of October 22, 2008 Meeting Minutes**

Mr. Reitz moved to approve the October 22, 2008 meeting minutes as presented. Mr. Roland seconded the motion. The motion carried unanimously.

**5. Treasurer's Report**

Mr. Toroney moved to approve the Treasurer's Report with a balance of \$65,295.51. Mr. Lignelli seconded the motion. The motion carried unanimously.

**6. New Business**

2009 Meeting dates, times and locations

The 2009 meeting schedule was presented being the 4<sup>th</sup> Wednesday of each month with the exception of November and December when a joint meeting will be held Thursday, December 3<sup>rd</sup>. All meetings to occur between 7:00 pm and 9:00 pm and to be held in the Tri County Area Chamber of Commerce third floor conference room at 152 High Street, Pottstown, PA.

Mr. Lignelli moved to approve the meeting schedule as presented and authorize advertising of such. Ms. Seto seconded the motion. The motion carried unanimously.

2009 Municipal Comprehensive Plan and Zoning Amendments

There was a status update of any possible amendments that may occur next year within the participating municipalities.

Mr. Ligenilli noted that Douglass Township might have something in respect to the Route 100 corridor.

Mr. Toroney noted that Pottstown would be working on their Zoning Ordinance.

Ms. DeLena noted the potential for Upper Pottsgrove to have activity concerning the Route 100 Corridor.

2009 Work Program – Examples of studies that can be pursued next year

- Commercial and Industrial Zoning and Land Assessment
  - Mr. Cover noted that the Indian Valley and Upper Perk Region are addressing economic development. Indian Valley is doing an industrial market analysis to identify vacant industrial land and determine how the land can best be used. This type of study may be helpful for Pottstown. Mr. Cover noted this as being a good way to assess land. Mr. Cover noted that such analysis can be done under the contract with MCPC and Mr. Cover offered to schedule a speaker on the subject. Mr. Toroney noted grant monies for the Bethlehem Steel site.
  
- Recreational Study
  - Update on the Recreational Study provided at the end of the meeting by Dave Kraybill.

**7. Old Business**

2009 Budget

This item was discussed at the last meeting.

Route 100 Corridor Study – follow up from last month’s presentation

Mr. Cover asked the group if they received the graphics regarding the Route 100 Corridor Study and they noted they did. It was recommended that McMahon explain the study to the individual Boards by the PMRPC meeting in February.

Mrs. Hartford inquired about the rail study and Mr. Cover recommended an update/briefing be scheduled on this topic.

Intergovernmental Planning Agreement Amendment

Mr. Cover noted the need to have all the municipalities endorse the language in the Intergovernmental Planning Agreement amendment. Mr. Cover recommending doing one advertisement.

**8. Municipal Updates**

Douglass Township

Mr. Lignelli noted a meeting was held that addressed a proposal for 500 homes along Route 100. Mr. Lignelli stated the plan was not received well by residents and the school district. A new proposal may be necessary and Mr. Ligenelli noted the potential for TDR’s.

East Coventry Township

All is quiet. Nothing new.

Lower Pottsgrove Township

No representation present.

New Hanover Township

All is quiet. Nothing new.

North Coventry Township

Ms. Seto noted that North Coventry is working on the Gateway Project and also working on a timber-harvesting ordinance.

Pottstown Borough

Mr. Toroney noted that eight townhomes have been framed at the Mrs. Smith's project site. Mr. Toroney thanked everyone for welcoming him into the group.

West Pottsgrove Township

Mr. Gambino stated that Upland Square is full steam ahead and also noted that J.C. Penney will not be coming to the site. Mr. Gambino also noted issues with a junkyard.

Upper Pottsgrove Township

All is quiet. Nothing new.

Recreational Study

Dave Kraybill of the Health and Wellness Center was present and provided an update of the Recreation Study.

Mr. Kraybill stated that the Health and Wellness grant giving would be the same as last year and the last grant round has been completed. Some grants provided were for recreation opportunities. Mr. Kraybill stated that the Penn State team is doing a lot of behind-the-scenes work on the Recreational Study. An inventory has been done to determine what kind of space and recreation is needed and what is going to motivate people to visit these sites. Mr. Kraybill plans to come back in January with a plan. Mr. Kraybill stated he just got the recent needs assessment and it is a good tool. Mr. Kraybill noted that 200 hundred people were interviewed from each school district.

Mr. Kraybill recommended the study be provided to the group prior to public discussion. It was noted that maybe the Penn State group could send individual drafts for review. Mr. Cover noted the potential for a sub-committee to review the plan.

**9. Public Comment**

No public comment.

**10. Adjournment**

Mr. Reitz moved to adjourn at 7:55 p.m. Mr. Lignelli seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Recording Secretary