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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

September 30, 2026

Mr. Edward Wagner, Manager
Lower Pottsgrove
Lower Pottsgrove Township
1963 East High Street
Pottstown, PA 19464

Re: MCPC #26-0231-001
Plan Name: Facility and Athletic Improvements
2 lots totaling 62.67 acres
Parcel IDs: 42-00-02125-00-2, 42-00-03671-00-4
Situate: 1301 Kauffman Road
Cross Street: School Lane
Lower Pottsgrove Township

Dear Mr. Wagner:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 9, 2026. We forward this letter as a report of our review.

BACKGROUND

The Pottsgrove School District, applicant, proposes a lot consolidation of two properties (one the plans list at 57.779 acres and one at 6.996 acres) into one property with a proposed acreage that the plan lists at 62.672 acres. The applicant also proposes to construct a new 400 meter running track, field event facilities, a synthetic turf multi-sport field, grandstands, walks, parking, associated stormwater management facilities, bathrooms, concession stands, and ticket booths. The applicant proposes to demolish existing track and field facilities, concrete paving, and bituminous paving (including parking). Six hundred eighty-eight parking spaces would be required; the applicant proposes 637.

The area of improvements is located in the R-2 Residential zoning district (a portion of the site where improvements are not proposed is zoned CO Commercial Office District) and will be served by public water and sewer. The applicant has submitted a preliminary plan, dated September 2, 2026.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION: THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The site is primarily located in the Suburban Residential Area, with a smaller portion located in the Community Mixed Use future land use areas. Institutional uses as primary land uses are appropriate in both categories.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN

The site is located primarily in the Secondary Growth Area, with a smaller portion located in the Primary Growth Area on the future land use map of the Pottstown Metropolitan Regional Comprehensive Plan (2015). The proposal is consistent with that plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PARKING AND IMPERVIOUS COVERAGE

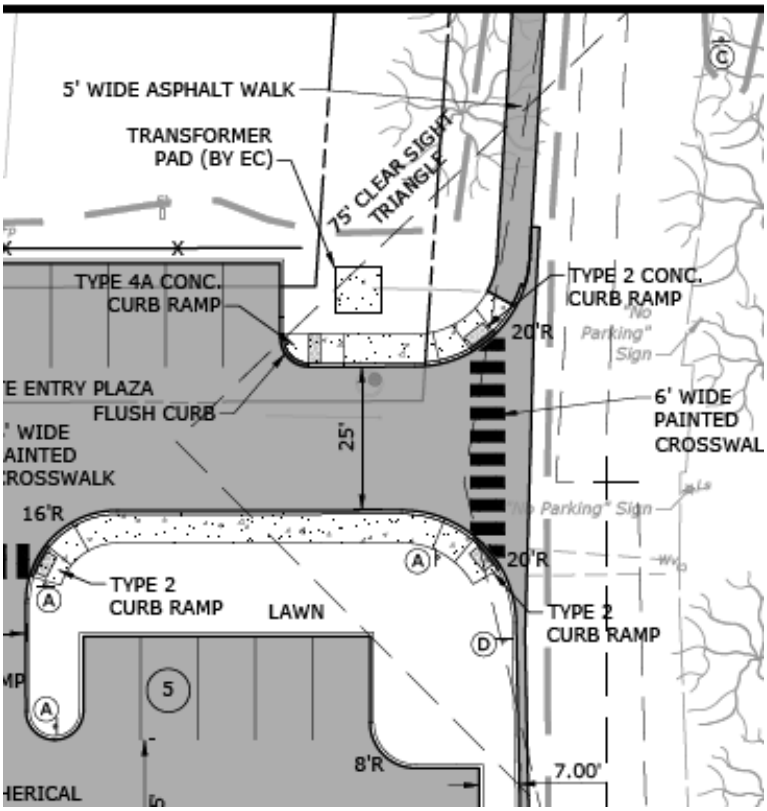
A. Increasing Nonconformities. The site exceeds the allowed maximum impervious coverage of 25 percent [§250-59.E], and the proposed new parking area would make the site more nonconforming (with impervious increasing from 35.2% to 42.1%).

B. Transportation Impact Statement. A statement addressing the impact generated by the proposed development on the Township road and street network and on the entire street network (as well as on streets and roads providing immediate access) must be thoroughly evaluated. This shall also address the capital improvements to existing transportation facilities that will be needed because of additional traffic volumes generated by the proposed land development [§250-33.D].

TRANSPORTATION AND ACCESS

A. Sidewalks. Sidewalks shall be provided along all streets excepting where, in the opinion of the Township Commissioners, they are unnecessary for the public safety and convenience [§215-18]. School Lane should have a sidewalk constructed where it abuts the area proposed for improvements. There is a proposed 5 foot wide asphalt walk shown on the

plans, which would extend to the northwest along School Lane from the intersection of School Lane and the proposed new parking aisle [see image, below]. We recommend that this be extended to the existing sidewalk connecting to Charlotte Street, so that someone can walk along sidewalk or asphalt the full distance from North Hanover Street to the new stadium along a walkway separated from the street (see area of blue rectangle, below). In order to preserve existing trees, a walkway could be routed to the rear of the trees.





B. Narrow Clearance. The proposed clearance for someone walking or rolling between the grandstand and the track is only 7.4 feet—enough to allow one person to move in each direction. This may be problematic when there are large crowds.

C. Circulation from Grandstand to Bathrooms and Concession Stand. The route to travel from the grandstand to the concession and bathroom area is long and circuitous, especially for the disabled. We suggest consideration of adding a more direct access, possibly including a ramp with switchback between the two destinations.

STORMWATER MANAGEMENT

We would note that the township engineer should feel that the plan sufficiently addresses stormwater runoff so that it will not impact Sprogels Run, which lies on and adjacent to the property.

OTHER PLAN INFORMATION

The following shall be shown on the plans:

A. Information within 400 Feet. The following shall be shown on the plans: Within 400 feet of any part of the land being subdivided: Location, names, width, radii and surface conditions of existing streets and alleys and those shown on the Township Official Map Summary of streets and alleys, the location of watercourses, floodplains, sanitary sewers, storm drains, utilities above or below the ground and other similar features [§215-35.C].

B. Measured Distances. Measured distances from the center line of streets to buildings, large trees standing alone shall be shown [§215-35.C].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Pottstown's planning objectives for institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number *#26-231-001* on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov - 610-278-5238

c: Pottsgrove School District, Applicant
K & W Engineers, Applicant's Representative
Frank Cebular, Chair, Lower Pottsgrove Township Planning Commission
Nick Perilli, McCarthy Engineers, Lower Pottsgrove Township Engineer
Jamie Ottaviano, Esq., Lower Pottsgrove Township Solicitor
Joseph Geib, Manager, Upper Pottsgrove Township
Nicole Varady, Township Secretary

Attachments:
1. Aerial Image of Site
2. Plan



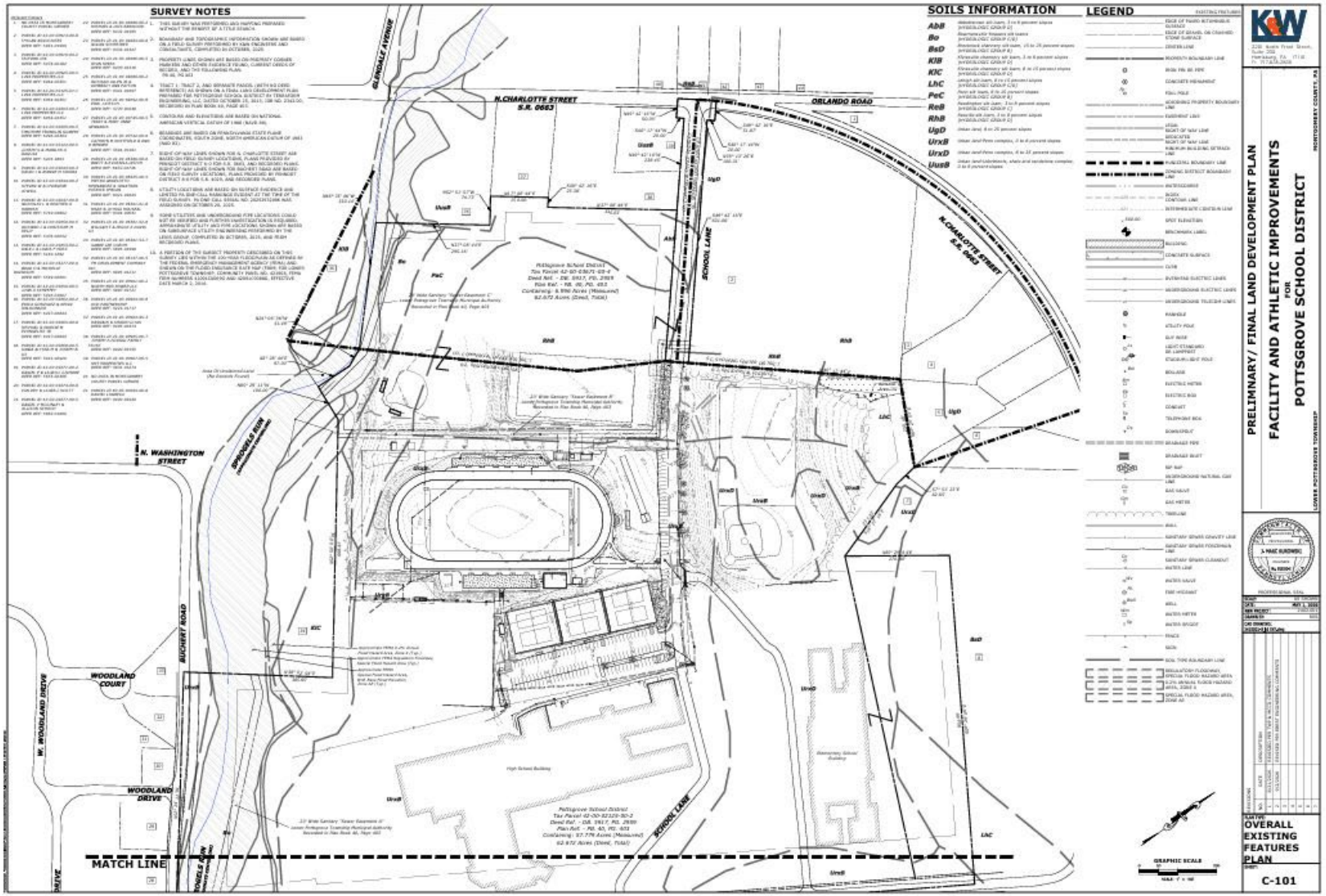
Facility and Athletic Improvements
MCPC#260231001

Montgomery County Planning Commission

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www.montcopa.org/plan.com
Aerial photography provided by Nearmap

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ORLANDO ROAD
SCHOOL LANE
N. WASHINGTON STREET
SPROGELS RUN
BUCHERT ROAD
WOODLAND COURT
W. WOODLAND DRIVE
WOODLAND DRIVE
MATCH LINE
PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN
FACILITY AND ATHLETIC IMPROVEMENTS
FOR
POTTSGROVE SCHOOL DISTRICT
LOWER POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY, PA
OVERALL EXISTING FEATURES PLAN
C-101