

Borough of Pottstown
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POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
January 31, 2008
7:30 p.m.

Minutes

Present: Thomas Hylton, Chairman, Terry Fetterman, Dennis Wausnock, Dan Weand & Karen Weil

Also Present: Charles D. Garner, Jr., Borough Solicitor
Doug Dilliplane, P.E., Bursich Associates
Joe Nixon/Jim Ennis, Montgomery County Planning Commission
Michelle Borzick, Zoning Work Leader

Absent:

Meeting called to order by Mr. Weand at 7:30 p.m.

Approval of Minutes:

Mr. Hylton moved , seconded by Mrs. Weil to approve the November 29, 2007, Planning Commission Meeting Minutes. **Motion carried unanimously.**

818-820 South Street:

Ms. Borzick advised that the Application was not submitted in its entirety and thereafter the owner withdrew the Application. No formal action for the Planning Commission at this time.

739 Sheridan Street:

Fred Drabick, applicant, requested two minor facade/elevation changes to previously approved final subdivision plan. The basis for the request of the elevation changes is market conditions so that the price of the homes could be reduced to make the homes more saleable. Mr. Hylton moved, seconded by Mr. Fetterman to approve the elevation change to allow the homes to be built without the faux dormer. **Motion carried.**

A discussion ensued concerning the request to eliminate hardy plank from the facade and

replace it with vinyl siding. Mr. Hylton commented on the fact that the requirement of hardy plank was a condition of final land development approval and is consistent with the Ryan Home site at the Smith Pie Project. Mr. Weand commented on the costs to the community of the residential housing and the impact of the school. The Planning Commission and Mr. Drabick agreed that the housing market difficult at this time. Mr. Hylton moved, seconded by Mr. Wausnock that the request to substitute vinyl form hardy plank be rejected. Three in favor, two opposed.

Motion carried.

130 N. Warren Street:

Judy Member appeared requesting a facade/elevation change as it relates to the front bay window and changing the arrangement of side windows. Mr. Hylton, moved, seconded by Mrs. Weil to approve the elevation change on the previously approved plan.

Motion carried.

659 Beechwood Avenue:

Mr. Fay provided plans to the Commission depicting an addition to the kitchen on the left rear side of the home which will serve as a dining area. Mr. Fay suggested window head heights be adjusted to match existing windows. Mr. Hylton moved, seconded by Mrs. Weil.

Motion carried.

615 E. High Street:

Mr. Fay provided plans to the Commission with regard to changes based upon previous discussions with the Planning Commission. The Commission acknowledged its review of the plan.

375 N. Franklin Street:

Owner, Tom Zaborsky, presented information to the Commission seeking a favorable recommendation to allow him to cover existing brick building due to the increased costs of heating fuel. The Planning Commission discussed the merits of the request. Mr. Garner indicated that regardless of the Planning Commission's direction, the Planning Commission has no jurisdiction over this request as the requirement the owner is seeking to vary is contained in the Zoning Ordinance and would require a variance from the Zoning Hearing Board. The Planning Commission chose not to take a position on the mater and advised the owner to seek additional information from the Code Enforcement Office if he wanted to obtain an application to the Zoning Hearing Board.

WaWa Land Development:

Mr. Garner advised the Commission of WaWa's request to revise its final land development plan with respect to the proposed Harleysville National Bank. The revision would decrease the bank size from 5,283 square feet to 4,474 square feet and also resulting in an increase in the front yard setback from 11.5 feet to 20 feet. Mr. Hylton moved, seconded by Mr.

Fetterman to recommend to Borough Council approval of the final land development plan.

Motion Carried.

924 South Street:

No one appeared regarding the project.

204 Shoemaker Road:

Applicant's attorney, Joel DeFreytas appeared. This plan had been discussed at numerous other Planning Commission meetings and was now in a position for a recommendation by the Planning Commission. Mr. Hylton moved, seconded by Mrs. Weil to recommend preliminary, final approval of the Tri County Business Campus Land Development Plan subject to compliance with the following conditions:

1. Compliance with the Bursich letter of January 21, 2008;
2. A contribution for trees open space in the amount of \$20,000.00
3. A contribution for road improvements in an amount to be determined by the Solicitor and Engineer.

Motion carried.

Mr. Wausnock moved, seconded by Mr. Hylton to recommend to Council the following waivers be granted:

1. Required trees under section 504, 505 and 508;
2. Type of fencing required under Section 510;
3. Elevation and contour data within 100 feet of site under A402.2;
4. Requirement of dedicating open space under Section A501.

Motion carried.

Alexander's Run, 201 E. 8th Street:

Mr. Garner updated the Planning Commission that Borough Council had denied this plan at its regular meeting in January because the extension granted by the applicant expired on January 31st. Accordingly, there was no action for the Planning Commission to take at this time.

399-403 Lincoln Avenue:

Mr. Fetterman moved, seconded by Mr. Wausnock to acknowledge receipt of the subdivision plan.

Motion carried.

Mr. Hylton moved, seconded by Mr. Fetterman, to recommend that Council deny the plan subject to receipt of an extension request before February 28, 2008.

Motion carried.

Pottstown Metropolitan Regional Comprehensive Plan:

A discussion was held concerning the request received from the County to amend the Regional Comprehensive Plan. Mr. Nixon advised that the changes were needed as a result of development in surrounding municipalities and would not negatively impact Pottstown Borough. The Planning Commission took no action on the proposed plan amendments at this time.

Plum Street: 56 & 58 South Charlotte Street & 51 S. Evans Street:

Applicant, Frank McLaughlin and his attorney Carrie Nase, were present regarding the project. Ms. Nase advised the Commission that her client could comply with many of the comments contained in the Bursich review letter of January 28, 2008. A discussion ensued involving the architectural elevations, the ability of fire trucks and other emergency vehicles to access the site as well as adequate parking on the site. Mr. Hylton advised that he would be submitting the architectural elevations to Wil Selman and Mary DeNadai for review.

Several neighbors appeared and voiced some concern about the development of the site. Elizabeth MacDonald, owner of 15 Plum Street, raised concerns about possible Section 8 housing, as well as the narrowness of Plum Street and the ability to turn around on the property. Toi Sweeney, owner of 61 S Evans Street, also expressed concerns about existing parking located in the rear of her home. The Commission advises that this is the first submission of the plan and that all concerns will be considered. Mr. Hylton suggested a Staff Meeting take place to include the residents so that all issues can be addressed in a more informal setting. Ms. Sweeney also had questions about the availability and access of parking. Mr. McLaughlin discussed with the Planning Commission the possibility of marketing the project as age restricted housing. Mr. Ebersole, son of the owner of 62 S. Charlotte Street inquired about engineering tests and borings with respect to the site. The Planning Commission indicated that there were a number of issues to be resolved before the plan was ready for any type of action. Mr. Hylton moved, second by Mr. Fetterman, to acknowledge receipt of the plan.

Motion carried.

Public Comment:

Theresa Whinery, 8 W Eight Street, expressed concerns about the Planning Commission decision to have an exterior deck painted. Following discussions, the parties agree that the property owned by Mr. McLaughlin will have the painting of the deck completed by 5/1/08 and the Codes Office will monitor the situation.

Frank McLaughlin, through his attorney, Carrie Nase, briefly discusses a sketch plan to construct 12 single family attached homes on West Walnut Street. The Commission had a brief discussion on zoning requirements in the District.

Adrian Seltzer advised the Commission that she owns 265 High Street which was damaged by the recent fire. She provide various pictures of the property during different times dating back as far as 1910. The Planning Commission received favorably Ms. Seltzer's concept of coming up with an exterior facade with historical character.

Mr. Hylton indicated that the Commission and Borough Council may want to consider requesting the County fund some of the rebuilding of the structures destroyed by the fire. Jody

Rhoads, Councilperson who was in attendance in the audience, stated much of the rebuilding would depend upon insurance companies and financial institutions involved. Motion made by Mrs. Weil and seconded by Mr. Wausnock to authorized Tom Hylton to write a letter to Ray Lopez indicating the Planning Commission would like the Borough to look into revitalization funding for this purpose.

Motion carried.

Old Business:

None.

New Business:

Mr. Hylton stated that he had concern with respect to the Mount Olive Baptist Church sign and questioned whether or not the Ordinance should be amended to address this issue. Mr. Hylton also questioned whether or not the Planning Commission should look to electronic submissions for Applications.

Adjournment:

Meeting adjourned at _____ p.m.