

Borough of Pottstown
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POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
February 25, 2008
7:30 p.m.

Minutes

Present: Dan Weand, Chairman, Terry Fetterman, Thomas Hylton, Stephen Toroney & Karen Weil

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

Absent:

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

Approval of Minutes:

Mrs. Weil moved, seconded by Mr. Fetterman to approve the Minutes. Mr. Hylton requested that the Minutes be tabled. Ms. Weil then withdrew her motion.

Mr. Hylton moved, seconded by Mr. Fetterman to table approval of the Minutes until a later meeting. The motion carried, four to one with Mr. Toroney opposing.

324 Highland Road:

Mr. Fay described the proposed renovations concerning the proposed two-story addition. Mr. Fay recommended approval based upon the submission with a condition that stucco be used as the finish material. Mr. Hylton moved, seconded by Mr. Fetterman to approve the plan as recommended by Mr. Fay. **Motion Carried.**

1481 Cherry Lane

The property owner advised that they would be removing an existing deck and replacing the deck with a one floor addition in the form of a sun room. Mr. Fay recommended approval. Mr. Hylton moved, seconded by Mr. Toroney to approve the plan as presented.

Motion Carried.

861 Cross Street

Mr. Fay advised the Commission that the applicant's proposal is acceptable and matches the industrial character of the area. Mr. Hylton moved, seconded by Mrs. Weil to approve the application as submitted.

Motion Carried.

321 Grant Street

Mr. Fay advised the Commission that the proposed building addition will be flush with the front of the home with a porch. The exterior will be vinyl siding. Mr. Hylton made a motion, seconded by Mrs. Weil to approve the plan as submitted.

Motion Carried.

924 South Street

Neither the applicant nor a representative of the applicant appeared at the meeting. Mr. Garner indicated that there had been no one present concerning this application for several months. The Planning Commission agreed with Mr. Garner's recommendation to allow him to contact the applicant to update the Commission on the plan status.

399-403 Lincoln Avenue

Ms. Borzick advised the Planning Commission that the Borough had received an extension letter for an additional 90 days. The reason for the extension, according to the letter was so that the applicant could revise the plans to meet the comments of Bursich Associates. No action was required and none was taken.

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

Carrie Nase, Esquire was present on behalf of the applicant, along with David Shaner of Shaner Engineering. Ms. Nase indicated that the elevations provided by Mr. Fay were acceptable. Ms. Nase also reported that a contemplated staff meeting did not occur due to inclement weather.

The Planning Commission discussed the substance of the Bursich letter of January 28, 2008. There is a question whether the plan complied with zoning based upon the number of parking spaces on the plan. The Planning Commission acknowledged a parking shortage in that area. The determination to allowable parking is made by the Zoning Officer, and in some cases off-street parking can be utilized. The applicant indicated that he would request a waiver for parking lot trees and pay a fee in lieu of. The applicant indicated that he would provide a dumpster for trash removal. It was agreed that before a revised plan was submitted, a staff meeting with resident participation would be held.

John Sweeney, 61 S. Evans Street; Phillip Thees, 63 S. Evans Street; and Elizabeth MacDonald of 15 Plum Street. All neighboring property owners appeared to provide comment and had questions concerning the project. Mr. Sweeney questioned whether a multi-unit building was appropriate for the area in light of the Pottstown Home Ownership Initiative. Mr. Thees questioned the density of the project and had concern about stormwater. Additional discussion occurred about the location of the proposed units and how it would affect the view and privacy from existing homes. There was also concern expressed about the adequacy for access through Plum Street. The Planning Commission agreed that additional discussions with more detail could occur at the staff meeting to be scheduled.

68 & 70 North Adams Street

No one was present to provide information on the project. Mrs. Weil moved, seconded by Mr. Hylton to acknowledge receipt of the plan. **Motion Carried.**

716 and 718 Walnut Street

The Planning Commission received a packet of information from Maria Gerber, Zoning Officer and Raymond Lopez, Borough Manager. Mr. Garner indicated that the applicant, the Hill School, was seeking permission to demolish certain structures. Mr. Weand questioned whether the property was tax exempt because there are no representatives of the Hill School present and the Planning Commission has just received this information. Mr. Hylton moved, seconded by Mr. Fetterman to table this item until the next meeting. **Motion Carried.**

Public Comment:

Councilman Jody Rhoads expressed displeasure of the Planning Commissions' handling of the Minutes. He further indicated that the town belongs to everyone and not a chosen few.

Philip Thees addressed the Commission with respect to the Plum Street development and was sympathetic to the concerns of the neighbors. He questioned the benefit of the development as it relates to taxes, parking and value of surrounding property. Mr. Thees also commented on the Homeowner Initiative Program and water drainage issues in the area.

Mrs. MacDonald raised concerns about stormwater presently coming into her yard. Mr. Dilliplane stated stormwater and grading would be addressed when the Plum Street Land Development plans are revised.

Mr. Sweeney questioned the proper place to raise concerns involving a property, trash and garbage in the event those are not being enforced. He was advised to contact the Code Enforcement Office or his councilperson.

Mrs. MacDonald had questions about the current Zoning Ordinance and requested that amendments be made to fix certain loop holes.

Old Business:

Mr. Ennis indicated that he would scan a PDF file concerning LED sign provisions and would also look into other communities Zoning Ordinances.

Mr. Garner advised the Commission that the new strategic plan would be presented to Council at their meeting on March 5th and 10th. Mr. Garner indicated the Planning Commission is welcome to attend the Council meetings if they had comments on the plan.

New Business:

Reorganization of the Commission—Mr. Hylton nominated Dan Weand as Chairman of the Planning Commission and Mrs. Weil seconded the nomination.

The nomination and motion carried unanimously.

Mr. Hylton nominated Stephen Toroney as Vice President of the Planning Commission which was seconded by Ms. Weil. Mr. Toroney respective declined the nomination. Thereafter Mr. Hylton withdrew his nomination and Ms. Weil withdrew her second. Mrs. Weil moved, seconded by Mr. Hylton to table the appointment of Vice Chairperson until the next month meeting.

Adjournment:

Meeting adjourned at 9:00 p.m.