



## *Borough of Pottstown*

*Borough Hall, 100 East High Street  
Pottstown, Pennsylvania 19464-9525  
610-970-6520*

POTTSTOWN BOROUGH PLANNING COMMISSION  
Pottstown Borough Hall Council Chambers Room  
100 E High Street  
May 22, 2008  
7:30 PM

### MINUTES

**Present:** Dan Weand, Chairperson  
Terry Fetterman, Thomas Hylton & Stephen Toroney  
**Also Present:** Charles D. Garner, Borough Solicitor  
Doug Dilliplane, P.E., Bursich Associates  
Jim Ennis, Montgomery County Planning Commission,  
& Michelle Borzick, Zoning Work Leader  
**Absent:** Karen Weil

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

#### **Approval of Minutes**

Mr. Toroney motions to approve the minutes of the May 22, 2008 Planning Commission Meeting, seconded by Mr. Fetterman. Mr. Hylton opposed.

Motion carried.

#### **602 E High St, remodel of convenience store**

No one present to represent the project. Mr. Hylton motions to table the application for architectural consultant's review, seconded by Mr. Fetterman.

Motion carried.

#### **924 South St, conversion of commercial building into six (6) residential units review, expires 8/2/08.**

Mr. Garner advises the commission there has been no response from the applicant or their representative.

#### **214 N Hanover St, land development, institutional "gathering center" review, expires 7/13/08.**

Joel DeFratus submitted revised plans. Architectural renderings provided by Mr. Hylton executed by Mr. Fay and Mary DaNadai is under advisement with the applicant's architect. Comments received about the rendering and changes attempting to please the congregation. Mr. Hylton advises the suggested changes are to make it all brick and change the pattern of the window. Comments were received that the window design was made to match the gothic look of the church and will not be able to match the color of the brick.

From the engineers letter:

- Parking calculations – additional spaces on the revised plan.
- Existing lighting currently varies, overall satisfied with lighting in general. The plan shows a light in the center of the lot with multiple heads. This is the last addition to the lighting.
- Abandoned services – utilities have been added to the plan.
- Open space & trees – provided a table including more trees that were not shown on the original plan. There is not much more room to add more trees.
- Outdoor trash enclosures moved toward 3<sup>rd</sup> Avenue to get out of the middle of the parking area, where handicap spaces were added. There will be a vinyl fence enclosure around the containers.
- Request for a waiver for the residential buffering along the townhouses at Penn St. (pictures provided)
- Added more utility information which will include major renovations
- Not proposing any public improvements. Did add some borough specification in case of damage to i.e.: Sidewalks.
- Asking for a waiver of the monuments of the property corners.
- Met with public works twice, working on how to provide a single service to the complex.
- Seepage bed detailed out and changed its orientation.
- Provided engineering analysis for the storm sewer.

Mr. Dilliplane advises that he will look at the revised plans and will be ready for next months meeting. Mr. DeFratus informs the commission that they have applied for the storm water management and grading permits. Mr. Garner requested that the engineer provide a letter including all the waivers they are requesting for next months meeting.

**Loop Rd – lot line relocation plan, expires 7/13/08.**

Carrie Nace and Joel DeFratus are in attendance to represent the project including Loop Road and Burdan Drive. Ms. Nace provides the commission with a complete detailed history of this project. Revised plan provided pursuant to the review letter dated February 2007 and submitted middle of April to address those comments. Did receive a new review letter May 7, 2008 and went through those items and most are either comments for waivers or items they can comply with. Asking for recommendation to move onto council with the project. No development proposed at this time, this is to move the lot line. Waivers are for items that are usually addressed with land development. Mr. Dilliplane does not have any concerns with the waiver requests, as they are similar to what has been granted in the past when development is not proposed. Mr. Garner comments that this is unusual due to the ownership issues. Mr. Garner reads a letter verbatim received from Mr. Royer's attorney noting Mr. Royer's objection to the plan (Mr. Royer is currently listed as the deeded owner of the property). Mr. Garner explained to Mr. Royer's attorney that no action that the borough takes is going to impact the ownership of this lot one way or the other. We are merely reviewing the plan by virtue of whether or not it complies with our ordinances. Discussions evolve regarding liabilities, approvals, objections and waivers.

Mr. Hylton motions to recommend preliminary final approval of 458 Loop Rd lot line change subject to compliance with Bursich letter of May 7, 2008, Mr. Toroney seconded.

Motion carried.

Mr. Hylton motions to recommends waivers of:  
Open space trees under section 504  
Street trees under section 505  
Topographic information section A402.2  
Sidewalks under section A527  
Seconded by Mr. Toroney. Relative discussions.

Motion carried.

## Public Comments

## Old Business

- a. **LED lighting ordinance** – Mr. Hylton indicates the commission should make a recommendation to council. Mr. Fay questions the location of the adult business use? It is indicated that it is in the same location of the proposed ordinance change to LED lighting to Heavy Manufacturing. Discussions continue regarding LED signs, current ordinance, court rulings, types and size of signs, allowances by other municipalities, legal advisement of the same, need for the change of the current ordinance. Mr. Hylton suggests that the commission recommend to council that authorizes Mr. Garner to work on an LED ordinance. Discussions continue about LED signage.

Mr. Hylton makes a motion that the commission request council to look into an ordinance that would prohibit LED signs in Pottstown or at least limit them to the Heavy Industrial Zone, seconded by Mr. Toroney.

Motion carried.

- b. **Blighted Property Committee** – Mr. Weand provides a brief summary of the meeting and properties that are currently involved. Properties cited by the committee in resolution: 424 Walnut St (recently purchased – will probably be remedied by the new owner), 351 Walnut St, 355 Walnut St and 335 Walnut St. Certified additional properties this afternoon: 431 Walnut St, 439 Walnut St and 75 N Franklin St. Still on the list but being investigated by the Codes Department: 341 Lincoln Ave, 230 High St and 221 N Evans St. Will be meeting again next month, another list to be checked by Codes and as they come to the committee they will come to the commission for approval. Mr. Garner advises the commission of the process starting with a violation letter from the Codes Department. Mr. Weand requests the commission provide any address(s) that may be of concern to the members. Mr. Garner explains the resolution that was handed out for the Codes Department to start the process.

Mr. Toroney makes a motion to adopt the resolution provided by Mr. Garner, seconded by Mr. Hylton.

Motion carried.

- c. **Pottstown Regional Planning** – meeting next week.
- d. **818 & 820 South St** – still tabled, nothing additional regarding the project.
- e. **Approved by council 5/12/08** – 214 N Hanover St: demolition of existing rectory, Plum Street: 56 & 58 N Charlotte St and 51 S Evans and Mrs. Smith's, The Wright Group: revised elevations.

**New Business**

Mr. Toroney questioned boarding up properties with an example of the Frederick Brothers property. Ms. Borzick advises that the property maintenance code requires the property be made safe and secure. The code does not remand a time frame for replacement nor can that be enforced according to the code. Discussions continued regarding commercial properties, vacant properties, residencies, limitations, responsibilities, light and ventilation. It was decided that the Codes Committee might be a good place for discussions regarding this issue.

Mr. Garner advises the commission that council would like to have a joint meeting with the zoning hearing board and the planning commission on June 4, 2008. The purpose of the meeting is described. Discussions ensued regarding the date.

Mr. Toroney mentions his possible absence for the July 2008 planning commission meeting and the possibility of changing the date of the planning meeting for that month. This may be a topic of discussion for the June 2008 meeting.

**Adjournment**

Meeting adjourned at 8:30 PM.