



Borough of Pottstown

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POTTSTOWN BOROUGH PLANNING COMMISSION

Pottstown Borough Hall Council Chambers Room

100 E High Street

June 26, 2008

7:30 PM

MINUTES

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

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

Approval of Minutes

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

Motion carried.

602 E High St, remodel of convenience store

No one present to represent the project. Ms. Borzick advises the commission of information that was provided to the owner regarding attendance.

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

Mr. Garner advises the commission a revised plan has not been received.

Mr. Hylton motions to recommend denial of the plan for the reasons set forth in the Bursich review letter, Mr. Fetterman seconded.

Motion carried.

214 N Hanover St, land development, institutional "gathering center" review, expires 7/22/08.

Mr. DeFratus, engineer, advises the commission that they have made full compliance with the engineer's letter. Mr. Cavin, architect, provides a handout and speaks to the commission regarding differentiating the new addition from the existing structures. Mr. Hylton discusses the rendering provided from the commission's consultants. Discussions continued regarding the façade of the proposed building. Mr. Hylton proposes allowing the discussions of the façade to continue between the applicant and the commission.

Mr. Hylton motions to recommend preliminary final approval of St. Aloysius Gathering Center Land Development Plan subject to complying with the Bursich letter of June 11, 2008, with exception of any reference to the architectural elevations dealing with the façade, and a favorable determination from the zoning officer with regards to the zoning issues, seconded by Mr. Fetterman.

Motion carried.

Mr. Hylton motions to recommend waivers of sections:

Section 511 – open space, parking lot and street trees, of the buffering along the existing residential properties.

Sections A404.19 & 531.4b – showing existing property corner monuments

Seconded by Mr. Fetterman.

Motion carried.

720-726 Beech St – subdivision, acknowledge receipt and possible review.

Mr. Toroney understands this to be existing buildings and the review letter has been completed. Mr. Toroney expresses his concern regarding individual sewer laterals going into the main. Mr. Dilliplane confirms this is addressed in the review letter and a comment to add monuments at the property corners. Mr. Dilliplane reviews with the commission waivers requested.

Mr. Hylton motions to recommend preliminary final approval of the 720-726 Beech St subdivision subject to compliance with the Bursich letter of June 12, 2008 specifically noting the requirement that the existing sewer and water services be separated if they are not, seconded by Mr. Fetterman.

Motion carried.

Mr. Hylton motions to recommend waivers

Section 504 & 505 – additional trees

Section A402.1 & 402.2 – existing features & topography

Seconded by Mr. Fetterman.

Motion carried.

Wal-Mart, resubmission – revised plan, **expires 9/4/08**

Matt McCorum & Harold Newton, Newton Engineering and Usadabon Hussagy. Information is provided to the commission about a reduction of the original application that had been approved by the commission at a previous meeting. Handouts are provided for the commissions review showing: what was previously approved, what they are currently proposing and the difference. The reduction will allow for 2 way entrance and exit of deliveries, improving the loading / unloading area and eliminating the need for a retention wall along Shoemaker Rd.

Mr. Newton advises that there are not any approvals needed from Penn Dot surrounding this project. He provides the commission with information regarding future improvements to Rte 100 and Shoemaker Rd. It is acknowledged that a fee was being offered to the Borough of Pottstown as contribution towards those improvements.

There are discussions regarding the parking area.

Mr. Hussagy provides the commission with the original architectural approvals and the new architectural elevation proposals.

Mr. Hylton motions to recommend preliminary final approval Wal-Mart Land Development Plan subject to compliance with any comments that Bursich Associates would provide, compliance with the Fire Marshal memo, with express understanding that Wal-mart is agreeing to the same contributions that they communicated, seconded by Mr. Fetterman.

Motion carried.

Public Comments

Mr. David Schwab, resident, informs the commission of the development meetings regarding Upland Village in West Pottsgrove. Discussions continue regarding the potential stores intended for Upland Village. Included in the discussions is storm water management.

Old Business

Blighted Property Committee – Mr. Garner indicated the next meeting is scheduled for July 24, 2008.

Possible date change of the July 2008 meeting – the meeting will be held as scheduled.

Pottstown Regional Planning – Mr. Toroney informs the commission that there were discussions regarding reduction of green house gases and how to contribute towards the reduction. The August meeting will include a draft proposal of what should be done with Rte 100 from North Coventry to Douglass from Penn Dot. There will also be a presentation of the rail system.

818 & 820 South St – Ms. Borzick advises the commission that a violation letter has been issued and the proper procedures will be followed to enforce the code.

New Business

Mr. Hylton questions the status of the of the LED recommendation. Mr. Garner advises that it was presented to council. Council will consider this recommendation when they review the ordinance. They would like more information from the commission. Mr. Toroney suggests that Mr. Hylton or Mr. Fay address borough council at the next council meeting and provide additional information.

Mr. Hylton mentions a possible solar panel ordinance. Mr. Hylton has obtained a two-page suggested ordinance from Will Selman that he will email to other commission members. Mr. Ennis will research similar ordinances and provide the information to the commission at Mr. Toroney's request. Discussions continued regarding fuel costs vs. electric vs. solar energy.

Adjournment

Meeting adjourned at 8:45 PM.