



Borough of Pottstown

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POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E High Street
July 24, 2008
7:30 PM

MINUTES

Present: Dan Weand, Chairperson, 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: 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 June 26, 2008 Planning Commission Meeting, seconded by Mr. Hylton.

Motion carried.

214 N Hanover St, elevation review

Bruce Cavin, architect, present and advises the committee that they have located red sandstone to tie in the base of the building with existing stone on the site. Advises the committee of discussions with Mr. Fay. The discussions included raising the 1st floor of the building, coloring for the upper level, added mullions, etc. Mr. Fay informs the committee of his opinion regarding the positive changes that were made to the elevation plans. There were discussions regarding the eyebrows over the lower level windows.

Mr. Hylton makes a motion to recommend approval of the elevation as submitted with the exception of the three eyebrows on the lower level windows they will be straight everything else will be exactly the same, seconded by Mr. Fetterman.

Motion carried.

Mr. Garner advises the commission that this will automatically go to council for the next meeting.

602 E High St, exterior remodel for convenience store

Applicant or representative of the project not present. Mr. Hylton provides the commission with a picture from the zoning ordinance as a recommendation. There were discussions regarding time constraints on the submission.

Mr. Hylton motions to approve the elevation as drawn by Joe Fay on July 24th, 2008 for the property at this address, seconded by Mr. Toroney.

Motion carried.

315 Mt Vernon Ave, addition of master bedroom suite & family sunroom

Owner, Manfred Heckman, present. Mr. Fay shares drawings with the commission including floor plans and elevations. There were discussions of location of the property. Everything will match the existing materials including siding, color and windows used on the previous addition. Mr. Fay would recommend approval.

Mr. Hylton motions to approve as submitted, seconded by Mr. Toroney.

Motion carried.

1006 N Warren St – front porch addition

No one present to represent the project. Mr. Fay shares porch addition with the commission explaining building the porch underneath the fascia of the existing and the restriction of height. Project tabled until next meeting.

261 High St – elevation review

Mr. Fay advises the commission members that this project has been in front of the Historic Architectural Review Board (HARB). Bill Bianco present to discuss the project with the commission. Mr. Fay advises the commission of HARB's review of the project. Discussions regarding surrounding buildings. Mr. Bianco will email an electronic format of the paperwork to Mr. Hylton. The question is the concept of a 2-story acceptable and is the general height being considered also acceptable. The aesthetics are still being discussed. Mr. Toroney questioned if the existing building can be built to anticipate future addition of a third floor to the building. Mr. Bianco advises that this has been addressed and the foundation is able to support a third floor. Discussions regarding a recessed front door. The overall consensus is that the commission is fine with the size of the building and they are going to fine tune the façade and features.

Mr. Hylton recommends approval of the height / bulk of the building subject to some discussions about detailing, seconded by Mr. Toroney.

Motion carried.

897 N Adams St – construction of sunroom

No one present. Mr. Fay received the packet this evening. Project tabled until next month.

531 Manatawny St – previously approved addition; reduction in size

Marc Kenline, owner, present to discuss the project. Mr. Fay advises the commission that this was before the commission and approved prior. They are now back to request a reduction in the size of the original proposal. The owner shared their reasoning regarding the changes, which refers to the recent plans presented to Borough Council for Manatawny Village including concerns about the existing farmhouse. The home has been stripped of utilities in preparation of the development. Discussions continue regarding possible demolition of the farmhouse including the historic value of the home to the Borough of Pottstown.

Mr. Hylton motions to approve project as submitted, seconded by Mr. Toroney.

Motion carried.

Mr. Weand requests that Mr. Garner write a letter to the group regarding the commissions concerns regarding the farmhouse.

Public Comments

Alexander's Run – informal discussions

David Prizer, Carrie Nace and Wil Selman present to discuss the project. Mr. Garner advises the commission that this plan is pending two court appeals including a zoning decision and a subdivision denial. During discussions with the judge, it was agreed that since the plan was never reviewed in any detail it might be good to have a chance to look at it and come up with something that would make everyone happy, informally & without prejudice. Technically this is in council's hands because it is in litigation but council would like to know the commissions' opinion. Ms. Nace agrees to the ground rules as stated by Mr. Garner. Mr. Hylton comments to the zoning ordinance, an amendment and the time frame that this application was submitted. Mr. Garner advises that is an issue being discussed in court. Mr. Garner advises that the Borough would look at any plan and not to feel bound to anything because it is in court. This is very flexible with respect to what they want to do to the extent that council and the applicant can agree.

There were discussions regarding the location of the property and the general concerns of the neighbors. Ms. Nace provides a history of what was presented, decisions and previous presentations. The new applicant hired a land planner, Wil Selman, to show the plan and see if this were something the Borough would be willing to work with.

Mr. Hylton advises the commission that there were reviews of the plan including an engineer review. He provided all the reviews to Mr. Selman. Mr. Selman advises the commission that he used the same layout with a few significant changes. Changes to the off street parking options, reduction in the street making changes to the lot depth, and providing 35% open space. Discussions continue regarding parking, emergency access, materials to be used, fire walls, garage options, intent of the ordinance regarding twins on the property, alley improvements, public street / private drive, homeowner associations and width of the street. The overall consensus of the commission is that they are satisfied with the plan. Mr. Garner advises there should be a staff meeting including the councilperson whose area it effects.

Old Business

Blighted Property Committee – Mr. Weand advises that there was a discussion without a quorum an official meeting could not be held. There are three properties being identified. Mr. Garner advises the commission members to visit the properties: 75 N Franklin St., 335 Walnut St. and 431 Walnut St., as they will be in front of this commission to act on next month.

Pottstown Regional Planning – Mr. Toroney informs the commission there will be a presentation of Rt. 100. Mr. Ellis indicated that there would be discussions of the railways.

818 & 820 South St – Ms. Borzick advises the commission of discussions the Code Official has had with the owner including accessibility from each property, design concerns and the suggestion of architect involvement and the need for an engineers report.

Wal-Mart –elevations that were brought before the commission have been tabled with council until the owners can work out issues with the other tenants in the center.

LED lighting – Mr. Hylton would like to bring this and the solar ordinance up at the joint meeting with council.

New Business

Adjournment

Meeting adjourned at 8:45 PM.