



Borough of Pottstown

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POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E High Street
August 28, 2008
7:30 PM

MINUTES

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

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:

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

Approval of Minutes

Mr. Toroney motions to approve the minutes of the July 24, 2008 Planning Commission Meeting, seconded by Mr. Fetterman.

Motion carried.

1006 N Warren St, front porch addition

Mr. Fay presents project to the commission and shares pictures with the contractor of neighboring properties with other designs. He addresses the head height / rake of the roof. Mr. Toroney questioned the materials to be used. The contractor indicated it would be pressure treated lumber. There were conversations regarding possible wheel chair accessibility for future use. Contractor and commission agree to picture marked as Exhibit A in the file.

Mr. Toroney makes a motion to recommend approval of the plan subject picture on file marked as Exhibit A, seconded by Mr. Hylton.

Motion carried.

Copy of Exhibit A provided to the contractor.

897 N Adams St, construction of sunroom

Mr. Fay describes to the commission the sunroom plan for on top of the existing deck area. Mr. Fay shares pictures of examples of what he would suggest.

Mr. Hylton motions to approve subject to Joe Fay reaching an agreement with the property owners, seconded by Mr. Fetterman.

Motion carried.

30 W King St, exterior elevation

George Wausnock & John Carmel, architect, shares a proposed elevation change because of response from FEMA. Mr. Carmel describes the drawings on display including interior uses and the exterior elevations. Exterior elevations including glass (some colored panes), green roof to minimize run off and solar on the main building & tenting. Mr. Ennis questions the overall site plans. Mr. Carmel indicated they are working on those at this time. Explanation of phase construction provided to the commission.

Mr. Hylton motions to approve elevation as submitted, seconded by Ms. Weil.

Motion carried.

Discussions continued with the commission regarding the FEMA restrictions.

1212 Spruce St – sunroom

Mr. Fay advises the commission of the submitted plan. Mr. Fay would recommend as submitted.

Mr. Hylton motions to approve as submitted, seconded by Mrs. Weil.

Motion carried.

612 High Street – elevation discussion

Owner present, new elevation provided to the commission. A discussion regarding the design in comparison to what was approved by the planning commission last month. Mr. Fay verifies that the owner is okay with the drawing approved at the last meeting however he would like to have the glass extended to the ground at the three window areas.

Mr. Hylton motions that Mr. Fay redoes the approved drawing showing the three panes of glass closer to the ground, seconded by Mr. Toroney.

Motion carried.

Public Comments

Adrienne Seltzer, co-owner of 265 E High St, expresses her concerns regarding the exposed interior / common wall, exposed as a result of a recent fire. Mr. Fay advises the commission of the status of the project as he discussed with Jeff Neiman, Code Enforcement Officer in charge of the project, HARB progress and reminds the commission of its ruling last month. Ms. Seltzer expresses her concern over the common wall and discussions continue.

Jodi Rhoads informs the commission that he took notice to a nice LED sign at Lower Providence Township Building.

Old Business

Blighted Property Committee – Mr. Weand advises the commission there are 5 properties that have been identified thru resolution and the progress made on each property. Action taken by the committee this afternoon was to certify the following properties: 75 N Franklin St, 431 Walnut St & 345 Walnut St. Mr. Hylton questions the process to which Mr. Garner responds. There were discussions regarding the involvement of Genesis Housing.

Mr. Hylton makes a motion to certify as blighted the following properties: 75 N Franklin St, 431 Walnut St & 345 Walnut St and forward that to Montgomery County Redevelopment Authority, seconded by Mr. Fetterman.

Motion carried.

Mr. Hylton provides a few property addresses for the committee to review.

Pottstown Regional Planning – Mr. Toroney advises the commission of the traffic review on Route 100 that will be delayed until after the elections. Douglas Township wants approval /

amendments to planning to build a Giant at the Bonanza area. Mr. Toroney expressed his concerns regarding the intent of Regional Planning improving the Borough of Pottstown and what is actually happening is improvement to the outlying townships. Mr. Hylton expresses that he agrees with Mr. Toroney's statements.

LED lighting & solar panel ordinance – Mr. Garner explains handout and the intent to amending the zoning ordinance. Mr. Garner advises the commission that the Statewide Code does address certain issues of solar according to Chief Lengel. With that information, language was added to this ordinance amendment proposal that if there were any conflicts with this vs. the statewide code, the statewide code would supersede. From a county level, Mr. Ennis advises that he shared this with the Section Chief and he expressed that Pottstown has been the most progressive with these issues. Mr. Garner would like Mr. Ennis to ask the minds of the county if there are any issues that we missed or if there is a better way that this may be addressed. Mr. Garner provided further information regarding the amendment proposal handout and discussions continue. Discussions regarding terminology.

Mr. Hylton motions to recommend a public hearing of the ordinance as written by Mr. Garner, seconded by Karen Weil.

Motion carried.

Manatawny Village – Mr. Weand advises that an individual from Codes visited the farmhouse on the property and took many pictures. Ms. Borzick indicated that the individuals were unable to gain access to the property but it is evident that they are working inside the property. Mr. Toroney reviewed his plan and the intention according to the plans is the Yohn farmhouse is gone. Mr. Garner advised that when the presentation was provided to council they did not say that they were demolishing the building and they did not say that they were keeping it.

New Business

Mrs. Weil advises the commission of tenants at 374 Cherry St that were brought into the country sponsored by Emmanuel Lutheran Church. They are a group of women both young and old and children. They have not been properly acclimated to the country. Mrs. Weil did forward a letter to the church expressing her concern regarding the cultural issues and proper integration. A response was not received from the church. They are moving out of the property at this time. Ms. Weil explains some of the issues that affected the neighborhood during their residency there. Ms. Borzick will confirm with the Codes Department files that a rental license was issued. Discussions continue.

Mr. Toroney questions building permits for the Wright Group. Ms. Borzick advised there is a preconstruction meeting scheduled. Mr. Toroney questions the brick exterior that is to be used. Ms. Borzick advises that it is not a full brick. Discussions continue regarding how any changes would have to be implemented by the developer.

Mr. Garner advised the commission that Borough Council is having a joint meeting with the School Board on September 25, 2008, which is the same night of the September Planning Commission Meeting. Mr. Garner further advises that in October the Borough is hosting the Borough Associations Dinner, this is currently the same night of the Planning Commission Meeting. Mr. Toroney explains as long as there is a quorum for the September Planning Meeting he would like to attend the joint meeting. It is decided that the October planning meeting will be rescheduled from October 23, 2008 to October 30, 2008. Discussions ensue regarding advertising the change of the October meeting.

Adjournment

Meeting adjourned at 9:20 PM.