



# *Borough of Pottstown*

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POTTSTOWN BOROUGH PLANNING COMMISSION  
Pottstown Borough Hall Council Chambers Room  
100 E High Street  
March 26, 2009  
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  
Joseph Fay, architectural consultant  
& Michelle Borzick, Zoning Work Leader

**Absent:**

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

### **Approval of Minutes**

Mr. Hylton motions to approve the minutes of the February 2009 Planning Commission meeting, seconded by Mr. Fetterman.

Motion carried.

### **974 N Hills Blvd, architectural review**

The owner / contractor are not in attendance to represent the project. Mr. Fay describes the addition to the rear of the property with a small amount visible from the side of the property. The exterior will be siding that is similar to the nature of the neighborhood. The mismatch of the windows is accurate to this type of building. Mr. Fay recommends the project.

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

Motion carried.

### **349 Rosedale Dr, architectural review**

Bob Brownback, owner, is present to discuss the project. Mr. Fay describes the two projects involved are to delete one building on the façade and stucco the low garden wall on both sides and all the way around. The wall is brick and the color of the brick wall differs from the house. Mr. Fay recommends placing the stucco on the backside of the wall that faces the garden. Discussions ensue regarding the type of materials, maintenance & the garden area. Mr. Fay discusses the enclosure of the window. He provides the suggestion of setting back the brick in the opening 1/2" to 3/4".

Mr. Brownback explains the nuance of the project and from his perspective its challenges including matching the brick and coloring of stucco to tie in with the garage, vinyl siding and trim of the house. Their preference is to stucco the entire wall. Describes to the commission homes in the immediate

neighborhood area. Mr. Brownback would like to stucco the entire wall and cap it with brick or a commercially made brown capstone. Mr. Toroney questions the owner about matching the brick and the texture of the stucco. Mr. Brownback indicates the brick he found is a very close match to the existing brick and the stucco would be very smooth. The proposals of the owner and of Mr. Fay are both discussed.

Mr. Hylton motions to brick in the window and stucco the patio side only of the brick wall as Mr. Fay has recommended with the option of inseting the brick in the window, seconded by Ms. Weil.

Discussions regarding stucco maintenance.

3 yeas

2 nays

Motion carried.

#### **1102 Bellevue Ave, architectural review**

Mr. Fay describes the corner property location and the proposal of the addition. There is clarification provided regarding the interior ceiling will be flat. Mr. Fay would like the seats and heads of the windows to match the existing windows and the third window shown as the half rounded window that is introduced its seat should sit above the header of the other windows and could be a triangle shape to compliment the roofline. The materials suggested are stucco in a warm tone to match back to the masonry on the house. There is further clarification that the rounded window will be in the main living space, if it is included at all, and the exact location of the addition. The front wall will not match the front of the house and the back wall will match the rear of the home.

Mr. Toroney motions to accept as submitted, seconded by Mr. Fetterman.

Further discussions, the contractor indicates that the owner would like to stucco over the entire brick façade of the house. An explanation was provided regarding a mismatch of brick on certain areas of the home. The commission discusses the issue and Mr. Garner and he advises that there is a provision in the zoning ordinance that addresses that issue and they would need to seek zoning relief. Mr. Fay advises that to implement the addition more into the house would be to brick the end wall. Applicant questions adding stucco to the exterior elements that are not already brick.

Mr. Toroney amends the motion to allow Joe Fay to work with the applicant to make any changes to the plan if acceptable and that if the applicant is not agreeable to the suggestions that they return to the planning commission.

Motion carried.

#### **615 High St, land development, review, expires 5/27/09**

No one present to represent the project.

#### **434 West St, subdivision; expires 5/27/09**

No one present to represent the project.

#### **1600 E High St, land development, acknowledge receipt & possible review**

Matt Davenport, McCarthy Engineering and John Kirby, PMMC present to represent the project. Mr. Davenport provides copies to the commission of a revised parking lot plan. He provides an explanation and some history of the project. He explains this is their attempt to preserve the existing parking and the needs for additional parking while creating the least amount of impervious to the site. The proposal is to enlarge the existing underground storage bed and tie into the existing storm water drainage system that is on site. Will do that by utilizing the existing entrances into that parking lot from the High St driveway. Mr. Dilliplane mentions his concerns regarding circulation with the dead end to spaces on the portion of the parking lot closest to High Street as listed under #2 of General Comments in the Bursich letter dated 3/20/09. Mr. Hylton indicates his preference to the plan presented to the planning commission in December 2008. Mr. Kirby comments that the changes in the plan are due to the expansions to the hospital and the future growth potentials that are anticipated including: 4% growth in admissions, 5%

growth in surgery, and 11,300 admissions (roughly 1000 per month), almost 13,000 surgeries, and emergency visits expected at 44,000 this year. This all adds to the difficulties with parking. Mentions a 2-½ year expansion within the walls of the hospital equating to 18 million dollars. They are building to support a lot of anticipated further growth for years to come.

Discussions continue regarding the dead end parking area including, additional traffic and directional signage. Other discussions included landscaping such as: trees in the parking areas, location thereof and the requirements. Mr. Davenport indicates from Mr. Dilliplane's review they can resolve the circulation and the landscaping. They will act to comply with comments made this evening. The final item of concern to them is the Gateway East 4ft high fence requirement. Mr. Dilliplane advises that is a design guideline and Mr. Garner advises this plan is here this evening for acknowledgement of receipt. Mr. Ennis advises that he is agreement with the comments expressed this evening and does not see a need for the fence. Mr. Toroney expresses his concern with the storm water run off and questions any storm drainage. Mr. Davenport advises they will be utilizing the existing inlets and drainage to that and expanding the underground stone bed under the parking area and those calculations have been provided to Mr. Dilliplane. Will meet with compliance of sections 512, A512 & A514. Mr. Davenport advises that they will be revising the plan and submitting for review.

Ms. Weil motions to acknowledge receipt of the plan, seconded by Mr. Hylton.

Motion carried.

## Old Business

**Blighted Property Committee** – Mr. Weand informs the commission of the progress that has been made in regards to the following: 68 N Washington St aka 502 Chestnut St or aka Levegood Dairies – it has been certified by the committee to the county for consideration of acquisition, this includes the entire property. In addition the committee for the same also certified was 323 King Street. Mr. Weand further advises that there is a parcel comprising of 4 addresses: 58 & 60 Leshar Alley also 458 & 460 Chestnut St had resolution today by the committee to declare this property as blighted. Mr. Garner questions if the commission is familiar with any of the properties and their conditions as the planning commission is required take action.

Mr. Hylton motions to declare the following properties as blighted and certified due to their conditions and turn the properties over to the County Redevelopment Authority including: 502 Chestnut St aka 68 N Washington St and 323 King St, seconded by Ms. Weil.

Motion carried.

**Pottstown Regional Planning** – Mr. Toroney informs the commission that there were discussions regarding Keim St and possible realignment that will be coming to the planning commission. He acknowledges that the minutes from the “Regional Planning” meetings are being emailed to this commission. Discussions continue regarding current and future areas of development, rail lines, airport, etc...

**Solar Panel review and recommendations of state comments** – Mr. Weand advises that he was in contact with Mark Connelly, who serves on the governors committee for solar energy, and was expecting him this evening. He will make contact with Mr. Connelly for a future meeting.

**Electronic Signs Zoning Ordinance amendment discussions** – Mr. Garner advises that council adopted identically what was recommended by the commission with the addition of the marquee electronic size allowance to be limited to 50 sq ft and including the recommended exceptions provided by the planning commission. Mr. Toroney mentions the LED signs appearing at High Street eateries.

## **New Business**

**Keim Street bridge comments** – Mr. Weand advises the commission that he received an email from Council President, Dave Garner that Steve Toroney from the planning commission will be the point person for this project. Mr. Dilliplane advises that he is aware there is an RFP out for engineering services. There are discussions regarding alignment of Keim Street in the borough and across the river, including a possible new bridge, walkway, preservation and / or utilizing existing bridge, trail connection and maintenance issues. Mr. Toroney welcomes comments and ideas from the commission via email that he may forward accordingly.

**Comprehensive Plan update** – Mr. Weand reads an email to the commission and attendees as forwarded from Dave Garner, Council President. The email is requesting the planning commission to take the lead in reviewing the comprehensive plan and perhaps update it with any outside assistance. Mr. Ennis advises that he will follow through with the county and verify if the regional plan can serve the purpose of the update although the borough could still pursue their revision. Mr. Toroney questions Mr. Garner regarding the regional comprehensive plan encompassing the borough. Mr. Garner explains that was his understanding as well but there may be other benefits to this review and will research the subject.

**Auto Zone** – Email from Council President, David Garner regarding the planning commissions response last month to council. There will be a meeting held at Mr. Dave Garner's office on Monday, March 30<sup>th</sup> to which Mr. Toroney and Mr. Weand will attend. Input from the commission is that they are still very much interested in Auto Zone conducting a presentation to the planning commission, as is the process, so that the commission may provide informed comments.

**Existing Downtown Business concerns** – Ms. Weil mentions the event to be held at the Shop and Park lot on Sundays. The businesses were advised that they would not be able to utilize the parking lot on Saturday nights. Some of the business owners have expressed concern regarding the effect this will have on their businesses. Ms. Weil suggests that perhaps council could provide alternate parking sources for the existing businesses. Discussions continue regarding contact with council, other parking, etc...

## **Public Comment**

## **Adjournment**

Adjournment 9:00 PM