



Borough of Pottstown

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***POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
May 28, 2009
7:30 p.m.***

MINUTES

Present: Dan Weand, Chairperson, Stephen Toroney, Vice Chairperson, 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
Karen Lewandowski, Administrative Assistant II

Absent: Terry Fetterman

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

Approval of minutes

Mr. Hylton motions to approve the minutes of April 2009 Planning Commission Meeting, seconded by Mr. Toroney.

Motion carried.

527 N Charlotte St, architectural review

The owner, Gillian M. Slocum-Ross, is present to represent the project. Mr. Fay advises the commission that the owner would like to build a 2-story garage in the rear of the home. He shares pictures of the site with the commission. Mr. Fay asks if the siding will match the home. The owner states they will be using hardy plank on the exterior. Mr. Fay suggests double hung windows to match the home and a coachman style garage door. Mr. Toroney questions the use of the second floor as storage. Mr. Ross advises that he will be using the 2nd floor for storage and also as a possible office. Ms. Borzick advises the applicant that he should meet with the Zoning Officer to verify the use. Mr. Toroney expresses concern over proper elevations and run off issues.

Mr. Toroney motions to approve and meet the Codes Department requirements, seconded by Mr. Hylton.

Motion carried.

615 High Street, land development review

The owner, MTS Investments, and engineer, Ellis Coer, are present to represent the project. Mr. Coer indicates that they are seeking conditional approval. They are in total agreement with the letter. Mr. Coer shares pictures with the commission of color elevations of the canopies. Mr. Toroney raises the question of the allowed signage. Mr. Dilliplane advises the commission that the only waiver issues are trees and topography. Mr. Hylton confirms with the individuals that they are still planning on moving forward with the glass and mullions as was discussed at a previous meeting. Mr. Hylton points to the building elevations provided to which the owner confirms. Mr. Hylton provides a sketch plan as an alternative for the tree plantings. If possible he offers an option to place the sidewalk up against the curb on Adams St. Mr. Coer expresses his and the owners concern over the plantings of trees near tanks and sidewalks. Discussions ensue regarding trees, placement, utility lines, moving the sidewalk and interference with the underground storage tanks. Mr. Hylton's tree diagram is reviewed. Mr. Dilliplane acknowledges that he is in agreement with the sidewalk at the curb, it is not in accordance with the ordinance and would therefore be a waiver request. Discussions continue regarding the tree plantings. Mr. Weand advises the representatives that the applicant may attend the borough council meeting and express their concerns regarding the suggested tree plantings at that time.

Ms. Weil motions to recommend preliminary final approval of the Gulf Station Land Development Plan located at 615 E High St, in compliance with the Bursich letter dated 5/11/09, insure that the improvements are secured with the developers agreement and requiring them to follow the planting of 13 new trees at the location on the plan provided by the Planning Commission, seconded by Mr. Hylton.

Motion carried.

Mr. Toroney motions to recommend the waiver of Sections 504, 505, 507, A402.2 and A527, seconded by Mr. Hylton.

Motion carried.

Mr. Hylton will forward via email to everyone the tree-planting plan.

434 West Street, subdivision

No one present to represent the project.

Public Comment

Feroe Building – Richard Almquist present to represent the owner, Wolfington. Mr. Almquist provides handouts of a power point program to the commission. He advises that they have been in conversations with staff regarding the conditional use requiring that they remove the skin of the Feroe Building. Mr. Almquist informs the commission of who the tenant is and the length of time for their lease which is currently until 2013. Explains the reason for the original change to the current look, was because of energy efficiency and provided the description of the changes. The tenant has the option in their lease to approve any possible changes to the building. The tenant does not have issue with their changing the exterior look of the building but not if it is going to effect the "R" value or reduce the space on the interior. Mr. Almquist acknowledges the importance of the building at the gateway to Pottstown. Their options are that the condition is enforced and risk loosing a tenant, paint the exterior similar to the other building in red or add a mural to the building. Mr. Almquist speaks to the mural option and has provided examples in paper format for the commission to review. Mr. Hylton states that he is not in favor of enforcing the condition or the mural. Mr. Almquist advises that John (Wolfington) has acknowledged if the current tenant, Schwann, would leave the property then they would agree to remove the exterior. Mr. Toroney offers the suggestion of Mr. Wolfington building on a property in our KOZ to accommodate the tenant. Mr. Almquist will get back to them regarding the suggestion. Discussions continue regarding the concept of the mural. Mr. Weand would like the opportunity for the commission to consider the concept and everyone

come back with input next month. Mr. Almquist advises members of the commission if they have any questions to contact him.

Old Business

Blighted Property Committee – Mr. Weand questions the commission if they have had the opportunity to review 357 Chestnut St, 549 Chestnut St, and 553 Grant St?

Mr. Toroney motions to declare the property of 553 Grant St as blighted and certify it to the County Redevelopment Authority for potential acquisition because the blight remains, seconded by Mr. Hylton.

Motion carried.

There were discussions about the list provided at last month's meeting. After much discussion Mr. Garner suggests review for next month. Mr. Weand further requests the commission review the following for next month: 357 Chestnut St, 549 Chestnut St, 346 Beech St, 348 Beech St, 350 Beech St, 464 N Evans St & 464 ½ N Evans St.

Pottstown Regional Planning – Mr. Toroney advises the commission that Upper and West Pottsgrove were given the conditions requested to develop and Mr. Toroney did put one condition in place to contact the Pottstown Municipal Airport Consultant. Mr. Toroney and Mr. Ennis both comment to the research and fiscal audit that will be conducted to insure future proper development and Pottstown would be highlighted.

Keim Street Bridge comments – Mr. Dilliplane indicates that the proposals are in the process of being evaluated and then a short list will provide full proposals. This process is about (6) six-months out.

Comprehensive Plan update – Ms. Borzick advises the commission that a CD was provided to each of the commission members of the scanned copy of Pottstown's Comprehensive Plan that Mr. Hylton had provided. Mr. Ennis indicates the county can prepare an audit in a month. Mr. Hylton questions a timeframe for the county to review. Mr. Ennis will speak to John Conner and will advise that the commission is interested in a (3) three-month time frame.

Solar Panel Ordinance – Mr. Garner advises the commission that there is a public hearing for scheduled for July 13th. This is the same solar panel ordinance that this commission recommended to council.

Mr. Hylton motions to recommend to council to approve the ordinance as submitted, seconded by Ms. Weil.

Motion carried.

New Business

Adjournment