



Borough of Pottstown

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***POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
August 24, 2009
7:30 p.m.***

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 M Borzick, Zoning Work Leader

Absent:

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

Approval of minutes

Mr. Toroney motions to approve the minutes of July 2009 Planning Commission Meeting, seconded by Ms. Weil.

Ms. Borzick indicates a correction to the minutes would be to stricken from the minutes David Garner, Council President as listed under "Also Present:".

Motion carried.

418 Walnut Street, architectural review – Mr. Fay advises the commission that the desire of the home owner is to remove the porch columns and replace with box / square posts and they may be considering removing the gingerbread spandrel material too, owner or a representative is not present. Discussions ensued regarding historic district, the owners reasoning for replacement, type and size of replacement columns.

Mr. Hylton motions to authorize Mr. Fay to meet and negotiate with the property owner to discuss what options are available including replace as is or replace with 4 x 4 turned post, seconded by Ms. Weil.

Discussions were that the commission would allow Mr. Fay to use his discretion. In addition if an agreement cannot be met the owner is expected to return to the commission.

Motion carried.

1027 Hale Street, architectural review – Mr. Fay advises the commission that owner would like to place a carport on the rear back corner of the house, owner or representative is not present. It is a common feature for this type of house and he would recommend this project.

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

Motion carried.

961 N Hills Boulevard, architectural review – Robert Palko, owner is present to represent the project. Mr. Fay discusses the project with the commission. The owner wants to remove siding and add stucco and add brick to the gable. Mr. Fay recommends the project to the commission.

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

Motion carried.

Public Comment

None

Old Business

Blighted Property Committee – Mr. Weand advises the commission that the properties listed as 335, 424 & 431 Walnut St were properties that were recognized as blighted in the past and through conversations with the borough and the county they are in need of direction from the Planning Commission. Mr. Garner indicates that per received letters, the Redevelopment Authority is prepared to take those properties and the ultimate owner would be Genesis Housing who would rehabilitate the properties and resell them as residential units. The provision in the redevelopment law is that 30 days prior to the Redevelopment Authority buying the properties an inquiry must be made of the local Planning Commission to insure that the proposed reuse of the properties are in accordance with the comprehensive plan of the Borough. He has not referenced the plan but because they were residential and they would be used as residential he would believe that this would be acceptable. Discussions continued regarding the properties. The commission and the county representative agree that the suggested use of residential is not a conflict with the comprehensive plan.

Ms. Weil motions to recommend to the Redevelopment Authority that the transfer of the properties 335 Walnut St, 424 Walnut St and 431 Walnut St to Genesis for redevelopment and resale residential use complies with the comprehensive plan of the Borough, seconded by Mr. Toroney.

Mr. Toroney questions and discussions ensue regarding deed restrictions on the properties pertaining to owner occupied vs. rental. Mr. Garner advises that we can only make suggestions to the Redevelopment Authority regarding deed restrictions. Discussions also include rental inventory, inspections and ordinances that govern the subject.

Motion carried.

Discussions continue regarding rental property inventory.

Mr. Weand advises the commission of this month's agenda at the Blighted Property Review Committee meeting. There was a tour of the town involving a list of properties that was also provided to each of the commission members. Mr. Weand requested that the commission members visit, be prepared to comment on and perhaps act on next month those properties on the list marked as "resolved blighted". He invites the commission members to attend next month's meeting for another tour with the Blighted Property Committee to review the

properties not yet noted on the same list. Mr. Garner advises if there would be 3 or more of the commission members attending we would have to advertise it as a meeting in advance.

Pottstown Regional Planning – Mr. Toroney addresses the commission and advises that it has been requested that they wait on any formal changes to the Pottstown Comprehensive Plan until the ULI study is done. So that study can be the steering or the lead off of the plan. Mr. Toroney would like all plans to reflect each other. He further advises that David Garner is in charge of the Economic Development Committee and he requested that two members of the Planning Commission attend and provide input to the ULI. Mr. Toroney would suggest that Mr. Weand and Mr. Hylton attend. It will be held on October 6th and 7th at the Hill School. Mr. Toroney explains how the process will work and who else will be in attendance on behalf of the Borough.

Mr. Toroney advises that the appointed president of Regional Planning has resigned because of a move and therefore Mr. Toroney stepped up from his position as Vice-President to President. Mr. Ennis addresses the commission concerning the market analysis including fiscal impact and cost effective ways of managing land development. Mr. Toroney adds that conducting this type of study will offer opportunity for better planning. Mr. Ennis also advises the Commission that West Pottsgrove Township is doing a comprehensive update to their zoning ordinance. The county has reviewed it and it is generally in accordance with the comprehensive plan.

Keim Street Bridge comments – Mr. Dilliplane advises that nothing is new since last month. They are working through the proposals and it will be closer to January 2010 before there is any action. Mr. Toroney provides comments and there are discussions in regards to realignment of Keim St to assist truck traffic and the expansion of the Schuylkill River Trail.

Comprehensive Plan update – Mr. Ennis distributes documentation to the commission for their review and requests that any comments get back to him. He will make any amendments as needed. Towards the end of the process he included the Downtown Area Development and he will have a separate outline drafted after that study is completed. Working on updating the data and the maps.

New Business

Mr. Toroney questions the review of Plum Street. Mr. Garner advises that the commission reviewed the plan last month and will be on the council agenda next month. Mr. Toroney questions if the changes are satisfactory. Mr. Garner indicates that it seems to be falling into place.

Mr. Weand invites the commission to the Blighted Property Review Committee's tour of properties for consideration Thursday, September 24, 2009 @ 3:30 PM. Mr. Garner reminds the members to send out an email in advance and if there will be three (3) or more of them in attendance for the tour this would be considered a quorum and must be advertised prior to the date as a meeting of the Planning Commission.

Adjournment

Meeting adjourned at 8:25 PM.