



# *Borough of Pottstown*

*Borough Hall, 100 East High Street  
Pottstown, Pennsylvania 19464-9525  
610-970-6520 fax 610-970-6599  
www.pottstown.org*

***POTTSTOWN BOROUGH PLANNING COMMISSION  
Pottstown Borough Hall Council Chambers Room  
100 E. High Street  
September 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. Hylton motions to approve the minutes of August 2009 Planning Commission Meeting, seconded by Mr. Toroney.

Ms. Borzick indicates a correction to the minutes would be to stricken from the minutes Karen Lewandowski, Administrative Assistant as listed under "Also Present", and add Michelle Borzick, Zoning Work Leader.

Motion carried.

**974 N Hills Blvd**, architectural review – Mr. Fay explains to the commission that the owners desire is to add the window as shown in the picture and recommends approval.

Mr. Hylton makes a motion to approve, seconded by Mr. Toroney.

Motion carried.

**1127 Sembling Ave**, architectural review – Mr. Fay describes this is an aluminum structure with a roof to be placed in the rear yard.

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

Motion carried.

**365 King St (Auto Zone), subdivision & land development** – Robert Switala, Bergmann Associates, present to discuss the project with the commission. Mr. Switala provides a background of the project, reviews the site plans and their intentions. Discussions include demolition of the existing building and

rebuild, there will be no onsite services provided to customers, adding landscaping, service dumpster and delivery area, requesting from the Borough a portion of the Lessig lot (approx 1680 sq ft), would have 7 parking spaces on site and would lease the other spaces from the Borough. Mr. Switala also shares the grading plan with the commission explaining re-grading and reconstruction of the entire parking lot and advises of the intentions for landscaping and exterior lighting. Mr. Toroney questions the dumpster area and verifies that there will not be any gaps in the change of elevation of the parking lot. Mr. Switala shares with the commission the proposed exterior architectural elevation, which includes a brick façade, painted block and gables. Discussions ensue regarding use of existing building and an exterior façade that was acceptable on a previous date by Auto Zone. Mr. Hylton proposes forwarding all the exterior elevations to a consultant that the Borough has used in the past and there will be contact with Mr. Switala. Mr. Toroney questions the block walls and Mr. Switala indicates that he spoke with Auto Zone today and if the brick is desired it is doable. Brief review of the engineer's letter:

#### Zoning Ordinance

4. Sec. 317 – discussions about placing the building up to the property line. Mr. Hylton indicates he will also refer out placement of the building and landscaping for suggestions to the consultant. Mr. Garner reminds the commission this is a borough lot and as long as Auto Zone has the number of desired spaces and as long Borough Council were satisfied with agreement there would be latitude.

Mr. Garner advises the commission and the presenter that this is unusual for this type of review considering the recent receipt of the plan and lack of time to review.

#### Subdivision & Land Development Ordinance:

6. Sec 512 & A512 – Mr. Hylton will have the same individuals review the lighting as part of the exterior elevations.

9. Sec A527 – Mr. Switala indicates they are prepared to reconstruct the area across the front of the building

10. Sec A531.2 – Mr. Switala indicates they may have to do some investigation as to who is responsible for particular sections of the alley and will have to gain easement rights with adjacent property owners and the borough.

#### General Comments

2. Discussions of parking logistics' with the paid parking areas and free parking areas for Auto Zone. Mr. Toroney provides comments from the standpoint of Borough Council. Mr. Garner advises the parking issues would be best directed to Borough Council, the Police Department and Public Works.

There were discussions regarding repairs to customer vehicles in the parking lot. Mr. Switala indicates that if there is an ordinance in effect this can be posted on signage in the parking lot to assist with enforcement by the store manager. Mr. Toroney questions if we do not have this in the ordinance would Auto Zone be willing to pay for the advertising and other fees involved with amending or adding an ordinance to assist with this situation. Mr. Switala indicates that would be acceptable. Mr. Garner acknowledges this would be a suggestion to be made to Borough Council by the Planning Commission.

Discussions regarding rebuilding the alley and Mr. Switala states that this will be accomplished and there will be no pooling at the building, also obtaining the piece of land from the Borough of Pottstown. Mr. Garner indicates this would be part of a legal agreement with a letter of intent. This process was discussed previously and not completed out but it is beyond the scope of approval by this board and will go to Council. Mr. Garner reads information pertaining to the suggested letter. Mr. Switala advises he did share minutes that referred to this information with Auto Zone and they are fully aware.

Additional discussions regarding the responsibility of electric at the Lessig lot and Mr. Switala advises that Auto Zone would assume responsibility of the electric.

Mr. Ennis passes out his written comments to the commission.

Mr. Hylton motions to acknowledge receipt of the plan to begin the 90-day clock, seconded by Ms. Weil.

Motion carried.

## **Public Comment**

None

## **Old Business**

**Blighted Property Committee** – Mr. Weand advises the commission that there was a tour of properties that are listed as blighted. Mr. Garner indicates that last month there was a list for the commission to review and there may be a resolution to pass if they have seen the properties. There is a request that the commission come back next month prepared to pass resolution on the following properties: 444 Apple, 448 Apple, 164 S Franklin, 422 South, 403 Chestnut St, 539 & 541 Chestnut St, 174 N Washington, 364 Lincoln, 421 / 423 Lincoln.

**Pottstown Regional Planning** – Mr. Toroney indicates that there was a meeting the previous evening. They are still looking at completing a fiscal study to which Mr. Ennis provides comments. Discussions regarding a previous ULI study in the Borough of Pottstown.

**Keim Street Bridge comments** – Mr. Dilliplane indicates there is nothing new to report at this time.

**Comprehensive Plan update** – Mr. Ennis provides updates to the commission of the sections pertaining to land use and housing review. He requests that the commission review the information and provide any feedback or suggestions to him. Next month he will have two more chapters available for the same.

## **New Business**

Mr. McLaughlin & Mr. Raser advise the commission that they have under agreement the properties known as 1139 & 1128 Cherry St, this would include St. Peter's School, Church, rectory, convent and parking lot. Handouts are distributed to the commission on their vision and also requesting input from the commission. Discussions include information regarding the equitable owners planned use of the property, storm water maintenance issues, possible age restricted living, rental property, current use, 3-story unit with elevators, parking configuration, maintenance issues, non-denominational church & conceptual suggestions from the commission.

Mr. Garner advises the commission that Borough Council directed himself and other Borough Staff to look into a minor zoning ordinance amendment dealing with the bike racks. He is preparing a proposed change with language that he will share with Council next month and they will authorize a public hearing and the commission will be able to review and offer feedback.

## **Adjournment**