



# *Borough of Pottstown*

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***POTTSTOWN BOROUGH PLANNING COMMISSION***  
***Pottstown Borough Hall Council Chambers Room***  
***100 E. High Street***  
***October 22, 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 September 2009 Planning Commission Meeting, seconded by Ms. Weil.

Motion carried.

**538 & 540 High Street**, architectural review – Mr. Fay provides copies of amended drawings of the exteriors to the commission members. The idea is to remove the roof, staircase and landing that was originally proposed. Mr. Fay recommends these changes to the commission.

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

Motion carried.

**514 Chestnut Street**, architectural review – Mr. Fay shares pictures with the commission and advises the commission that the owner would like to return the original back porch with the original style of architecture and design. Mr. Fay strongly recommends the project.

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

Motion carried.

**1102 Belleview Avenue**, architectural review – Mr. Fay informs the commission that this is a corner property on which the owner would like to place a garden shed in the corner space. The design will match the exterior of the existing home. Mr. Fay recommends the project to the commission.

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

Motion carried.

**1006 Queen St**, architectural review – Mr. Fay informs the commission the owner would like to create a deck area in the rear of the house. He advises that a colonial style type handrail be installed as opposed to pocono style referenced on the drawing provided. He refers the owners to the Codes Department during business hours to look at a rendition of a colonial style handrail.

Mr. Hylton motions to approve the project with the colonial style handrail, seconded by Mr. Toroney.

Mr. Toroney questions if the deck would be built over top of the Bilco door area. The owner indicates that it will be and Mr. Fay comments.

Motion carried.

**365 King St (Auto Zone), subdivision & land development** – Robert Switala, Bergmann Associates, representing Auto Zone refers to his list of outstanding issues.

Item #1 Elevations – discussions and suggestions initially regarding the exterior elevation and possible changes which may be reflected in revised plans to be submitted prior to next months Planning Commission meeting.

Item #2 Decorative fencing – Mr. Switala indicates the exterior will be similar to McDonald's and the Rite Aid on High Street with the fencing and concrete pillars at the property lines. Will eliminate fencing if the building is shifted to the curb line. Will add landscaping as needed upon the borough's preference. Mr. Garner recalls from last months meeting that the consensus was that the building line up with the other buildings on High Street.

Item #3 Decorative lights – Style of lighting will match those at Wawa, McDonald's and Rite Aid. The lighting will be lowered to 15ft.

Item #4 Building on the property line vs. setback with landscape strip – AutoZone will be willing to adjust to either situation.

Item #5 Additional landscape strip on west side of building – Will be adding a 4 ft. planting buffer to the west side of the building.

Item #6 One way vs. two way circulation – entrances are currently marked as one way but AutoZone is interested in widening the curb cuts to support two way traffic. Mr. Dilliplane is concerned with left hand turns onto High Street. There were discussions regarding Penn Dot approval that concluded no required approvals from Penn Dot required because it is an existing lot and the curb cuts would be considered internal changes to the property. Suggested that the exit onto High Street be designated as a right turn only.

Item #7 Parking lot logistics – This is an item for Council to decide but AutoZone is looking for a recommendation from the Planning Commission to be forwarded to Council. Mr. Garner advises that there is a meeting being held next week regarding this issue.

Item #8 Adoption of ordinance to allow on site repairs – It is suggested that the signs be noted on the plans. Mr. Toroney suggests placing the signs inside the store and not on the building. Mr. Garner is in agreement.

Item #9 Confirmation of Planning Commission that the demolition of the existing building meets the requirements of Section 306 & there are no other viable alternatives for the existing building – Mr. Switala indicates that he would like this mentioned in the recommendation to council. Mr. Garner advises that they must meet one of the two points in the section of the Zoning Ordinance that pertains to demolition.

Item #10 Comply with previous conditions – AutoZone in agreement with those conditions

Item #11 Borough's desire to adjust layout of existing islands – AutoZone although cannot seemingly meet the suggested requirements will work within reason with the suggestions provided.

Item #12 Ownership of alley for necessary easements – Mr. Switala indicates this is not a Planning Commission concern.

Item #13 AutoZone can comply with all of the engineer's technical comments – notation only will comply and resubmit drawings.

### **Public Comment**

- a. 364 N Charlotte St – owner's son, Troy Heuer, available to describe to the commission the proposed subdivision and land development of the property that fronts both N Charlotte and N Evans Streets. Mr. Dilliplane indicates that the subdivision of the lot would coincide with the other properties in the area. The biggest concern would be the parking requirement. Mr. Weand advises Mr. Heuer that the parking concern should be addressed to the Zoning Officer, Maria Gerber.
- b. Philip These owner of 63 S Evans St, questions the commission regarding placement of a vending machine on the sidewalk at the front sidewalk at his property. Ms. Borzick advises that there is an annual license requirement for the machine and he would have to clear it with the Zoning Officer, Maria Gerber, to be sure that he in compliance with the sidewalk requirement and not encroaching on the public right of way. In addition there would be question as to the type of items that would be sold from the machine. Mr. These also commended Mr. McLaughlin on the repaving of Plum Street.

### **Old Business**

**Blighted Property Committee** – Mr. Weand indicated there was not a quorum for the meeting this afternoon.

**Pottstown Regional Planning** – Mr. Ennis advises the commission that at the next meeting there will be guests from Delta Development Group regarding discussions of the pursuit of a fiscal and marketing impact analysis. Mr. Toroney offers additional comments to the same.

**Keim Street Bridge comments** – Mr. Dilliplane advises that the interested communities will have input.

**Comprehensive Plan update** – Mr. Ennis distributes updates to the Comprehensive Plan, Physical Characteristics chapter, and will forward additional updated chapters for next month's meeting. There were discussions regarding the Downtown Comprehensive Plan update.

**New Business**

Wawa Tree's – Mr. Dilliplane advises the commission that there has been conversation with the representatives of Wawa and replacement of the trees on the site have begun.

Mr. Garner advises that there is a Zoning Ordinance amendment draft that will be discussed at Borough Council. The Planning Commission is in receipt of that draft and he requests that any comments regarding the draft from the Planning Commission be forwarded to him via email.

**Adjournment**