



Borough of Pottstown

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POTTS TOWN BOROUGH PLANNING COMMISSION

Pottstown Borough Hall Council Chambers Room

100 E. High Street

November 18, 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 October 2009 Planning Commission Meeting, seconded by Ms. Weil.

Motion carried.

945 Chestnut St, Green & Walnut Sts The Hill School East Faculty Village, acknowledge receipt and possible review – no one present to represent the property.

Mr. Hylton makes a motion to acknowledge receipt of the plan, seconded by Mr. Fetterman.

Motion carried.

Mr. Garner advises the commission that he spoke to a representative today and they plan to attend next month's meeting in response to the review letter. Mr. Dilliplane acknowledges he will be sending out a letter shortly.

Public Comment

- a. **Grimm Field Dug Out Proposal** – Van Scott representing Pottstown Little League is present to represent the project. They are asking for the Planning Commission to recommend a waiver of the Storm Water Management Permit. He describes the project as 2 dugouts equaling a total of 234 square feet at 117 square feet each. Mr. Dilliplane advises he thinks this is something worthwhile considering and requested that they put stone around the back where the roof drains off to allow infiltration. Mr. Scott advises

they have the stone as mentioned by Mr. Dilliplane that runs under the structure as well. Mr. Scott & Mr. Weand speak to the processes and procedures of the project.

Mr. Hylton motions to recommend to borough council waiving the storm water management plan and permit requirements, seconded by Ms. Weil.

Motion carried.

b. Hibbeln Engineering – Cherry St and Price & South Sts projects – Anthony Hibbeln, Hibbeln Engineering, Frank McLaughlin & Randy Rasor, owners, all are present to represent the proposed project.

Cherry St – Mr. Hibbeln addresses the commission and conversation includes a Borough drainage system at the property, diagram of layout of two proposed separated buildings with the possibility of connecting, parking spaces, 42 units at 700 sq. ft., elevators, elevations, senior housing, set back average requirements and the total property size of .78 acres not meeting Large Lot Conditional Use.

Price & South Sts – Mr. Hibbeln shares pictures of possible elevations, buildings facing Price St, 12 rear parking spaces, proposed 12 one bedroom flat units stacked, possible age restricted, possible bus stop, and discussions regarding height averages (must be directed to Maria Gerber, Zoning Officer).

365 King St (Auto Zone), Subdivision & Land Development – Robert Switala, Bergmann Associates, representing Auto Zone reviews his handout dated 11/18/09. The handout includes:

Item #1 Review of Plan Changes

Item #2 Review Elevation Options and Confirm Desired Elevation: Mr. Fay and Mr. Switala summarize the choice as being Option 2 with additional 2ft of brick score on EIFS, chocolate / brownstone coloring on the bottom and beige on EIFS (stucco).

Item #3 Review Alternate Layout and Confirm if Alternate Layout is preferred:

- Borough must be the applicant for a HOP permit with Penn Dot. Penn Dot has indicated that they have no record of these entrances on file; this should just be a paperwork issue. Auto Zone will facilitate all the paperwork and submit to the Borough for review and signatures.
- Discussions regarding increasing size and placement of islands to increase the landscaping, reducing the number of parking spaces from 104 to 98 spaces.
- Mr. Hylton advises that the tree plantings should be London Planes

Mr. Switala shares with the commission the preferred option with the particular changes as discussed and the commission agrees.

Mr. Switala provides the copy of a letter drafted on 11/18/09 to the Planning Commission to summarize request for today from Auto Zone.

Mr. Garner advises that the current council, if there is a request for a waiver of trees, typically requests a fee in lieu of which equates to \$350.00 per tree as per the ordinance requirement. Additionally, Mr. Garner advises the commission of the details involved with the parking lot easement, the purchase by AutoZone of the strip of land from the Borough and any details along with those agreements that will be presented and decided upon by Borough Council.

Mr. Toroney motions to recommend the two waivers of the Subdivision & Land Development Section 507, of 18 open space trees & Storm Water Ordinance Section 404.E & K, for reduced pipe size and cover, seconded by Mr. Hylton.

Motion carried.

Mr. Hylton motions to recommend preliminary final approval of AutoZone Store Land Development at 365 High St., elevations Option #2 as per Joe Fay's comments, applicant obtaining approval from Penn Dot, Auto Zone funding the ordinance amendment prohibiting vehicle maintenance in the parking lot, parking lot easement appropriate and inform to Borough Council, comply with the Bursich letter dated November 11, 2009, Auto Zone acquiring the strip of borough property that was discussed earlier, submission of parking lot layout with revisions as discussed at the meeting (the lot owned by the Borough) and eliminate the fee in lieu of open space trees, seconded by Mr. Toroney.
Motion carried.

Old Business

Blighted Property Committee – Mr. Weand and Mr. Garner suggest to the commission that a revised list will be sent. Request that they commission members be prepared to act at the December 2009 meeting.

Pottstown Regional Planning – Mr. Toroney indicates there is a meeting scheduled for December 3rd to move forward with the fiscal impact and financial marketing analysis that will provide 30-year projections.

Keim Street Bridge comments – Mr. Dilliplane indicates there is nothing new to discuss.

Comprehensive Plan update – Mr. Ennis requests the commission review goals & objectives from 1988 and provide him with any recommended updates or amendments.

New Business

Draft policies open space, trees and non-designated contributions to the Borough – Mr. Garner advises that the Borough Manager has provided some information regarding the appropriation of funds. Mr. Toroney advises there is a concern regarding the designation of those funds in the budget. Mr. Hylton mentions that he will be requesting to address council at the next Committee of the Whole meeting regarding sidewalk replacements. Discussions ensued with the commission members regarding the project.

Zoning Ordinance Changes – Mr. Garner advises the commission that Borough Council has authorized and scheduled a public hearing for changes to the Zoning Ordinance, which will include the bike racks, and other changes.

Mr. Hylton motions to recommend to council to adopt the ordinance as drafted, seconded by Mr. Fetterman.

Motion carried.

Adjournment