



# *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  
April 29, 2010  
7:30 p.m.***

## ***MINUTES***

**Present:** Dan Weand, Chairperson, Stephen Toroney, Vice Chairperson, Christopher Huff, Thomas Hylton & Karen Weil

**Also Present:** Charles D. Garner, Borough Solicitor  
Doug Dilliplane, P.E., Bursich Associates  
Joseph Fay, architectural consultant  
Jim Ennis, Montgomery County Planning Commission  
Michelle Borzick, Zoning Work Leader

### **Absent:**

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

### **Approval of minutes**

Ms. Weil motions to approve the minutes of March 2010 Planning Commission meeting, seconded by Mr. Huff.

Motion carried.

**1251 Queen St** – Mr. Fay describes addition of the deck to the rear of the home that was already under construction when the application was made.

Mr. Toroney motions to approve as submitted and subject to Codes approval, seconded by Mr. Huff.

Motion carried.

**1045 Logan St** – William Pierce, owner present to represent the project. Mr. Fay describes to the committee the weak infill of two garage door openings that was completed prior to submission of the application and prior to approvals from the committee. There were discussions regarding what may have been considered and the fact that it is easily reversible.

Ms. Weil motions to approve as is submitted and as has been completed, seconded by Mr. Toroney.

Roll call of members: Karen Weil – yea

Thomas Hylton – nay  
Dan Weand – nay  
Stephen Toroney – yea  
Christopher Huff – yea

3 yea's / 2 nay's

Motion carried.

**914 Queen St** – Mr. Fay describes to the committee the owners willingness to alter the exterior porch area with Victorian details. Mr. Fay would strongly suggest the approval of the project.

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

Motion carried.

**49 Beech St** – Stanley Grzywacz is present to represent the property. Mr. Fay provided the committee with a picture of a neighboring property and suggests using that property as an example for proper spacing and type of columns and lines the roof up with the neighbor's roofline.

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

Motion carried.

**423 N York St** – Mark Drescher, owner, is present to represent the property. Mr. Fay describes changes to the window and door openings in the rear addition of the home, by example of a sketch drawing. There are discussions about the header placements, existing flooring & vinyl siding exterior.

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

Motion carried.

**216 Mt. Vernon St** – Michael & Kelly Yanessa, present to represent the project. Mr. Fay describes construction of a new single family home. Discussions regarding placement of home on the property, rear entry garage, roofline, location of the parcel & brick exterior that are in keeping with the neighborhood.

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

Motion carried.

**1388 Queen St** – Jeffrey Leflar, owner, present to represent the addition of a deck to the rear of the home. Mr. Fay describes the project and shares pictures with the commission. The owner agrees to the recommendation of the colonial style handrail to the deck.

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

Motion carried.

**613 N Evans St** – Josh Potucek, owner present to represent the enclosure of the carport. Mr. Fay describes the project and the owner adds that the carport was built with proper cut outs for a garage door and a man door.

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

Motion carried.

**52 Beech St** – Mr. Fay shares with the commission pictures of the plans for a new garage in the rear alley of the home. Discussions regarding storm water management concerns will be addressed through the storm water permit.

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

Motion carried.

**Heuer – 364 N Charlotte St, subdivision** – expires 5/26/2010 – David Shaner, engineer present to represent the project. Mr. Shaner advises the commission that they are in receipt of a letter from Ms. Gerber several weeks ago denying the off street-parking requirement for a residential dwelling. Mr. Heuer will be pursuing the variance process. Mr. Shaner advises the commission that he will inform Mr. Heuer about signing the extension waiver for the review process.

Mr. Toroney motions to recommend that borough council deny the Heuer Subdivision Plan for failure to meet the requirements set forth in the Bursich letter dated February 19, 2010 subject to receipt of a request for an extension on or before May 12, 2010, seconded by Mr. Hylton.

Motion carried.

## **Public Comment**

### **Old Business**

**Spruce – Oak Sts Subdivision (455 Spruce St)** – David Shaner, engineer, present to represent the project. Mr. Shaner addresses the commission by first providing the history of the project. This plan was originally reviewed and approved by the Planning Commission and Borough Council as subdivision and land development of a newly created lot. The original plan was not recorded at the county level. The owner would like to revise the plan to reflect a subdivision so that the a lot is created to be built on and sold as such. Mr. Garner advises the commission that the original plan received approval November 2007 and there were six issues that had to be addressed to comply with the Bursich letter, architectural elevation satisfactory to Joe Fay, sign a developers agreement for site improvements, improve portions of the rear alley and pay fee in lieu of open space of \$500.00. In addition they were getting minor standard waivers. The conditions of approval would have been secured thru a developer's agreement. The option at this point if they do not want to post money is actually to record an agreement against the new lot. The agreement would be recorded and would say when the building permits are issued the new developer has to comply with any items stated in the agreement. The agreement is recorded at the county so anyone that purchases the lot would know the conditions. Mr. Dilliplane advises the commission that most of the comments in the Bursich letter address the new construction and there have not been a lot of changes to the ordinance since this approval was obtained. Mr. Shaner indicated that the owner would agree to repair the alley and post the \$500.00 fee in lieu of. Mr. Garner states if there are any improvements for the existing lot that such as trees or sidewalks that would also have to be provided for in the agreement. Mr. Shaner indicates that the owner understands and is willing to make some of the improvements. Ms. Borzick will advise the owner or his representative of the next step in the process and the balance in his escrow account.

**Blighted Property Committee** – Mr. Weand advises the committee met on April 22<sup>nd</sup>. They had discussions with the local district justices regarding how they can work with the committee and the Codes Department. There are more properties to report to the county and they will continue in the process.

Mr. Hylton motions to enact a resolution declaring the following property as blighted and authorize the appropriate code officials to proceed to cause removal of the blighted conditions, as provided for by Borough Ordinance and that is 865 Queen Street, seconded by Mr. Toroney.

Motion carried.

Mr. Hylton motions to declare the following property as blighted and certify the following property to Montgomery County Redevelopment Authority for potential acquisition and that is 422 South Street, seconded by Mr. Huff.

Motion carried.

Mr. Toroney comments that the committee is making great progress including the Logan Street Florist property and the dumpster that was located on site for clean up. Ms. Weil reports that there is property in the 600 block of King Street which yard is filled with trash and has furniture on the porch.

**Pottstown Regional Planning** – Mr. Toroney advises that there is a new handbook coming out “Frequently Asked Questions” and all the local planning commissions will be receiving copies. There was information discussed regarding the Schuylkill River Trail. Mr. Ennis comments regarding Commerce Corner that is located in Upper Pottsgrove Township. Mr. Ennis advises that the project does meet the requirements of the master plan. This project will be presented to our planning commission at which time Mr. Garner will reclude himself and Jack Wolfe would represent the Borough of Pottstown Planning Commission. Mr. Toroney also advises the commission that Jim Ennis, county consultant; will be replaced by Darlene Wynne. Mr. Ennis advises that he will remain with the county his workload is being shifted. Mr. Toroney indicates that he will miss the assistance and service received by Mr. Ennis over the years. Mr. Ennis and Ms. Wynne will attend the May 2010 meeting together.

**Keim Street Bridge comments** – Mr. Dilliplane advises there is nothing additional to tell. Mr. Toroney provided comment that this was a topic of discussion at the Regional Planning Meeting and some of the other municipalities were surprised this would be a revamping of the existing conditions.

**Comprehensive Plan Update** – Mr. Ennis will be forwarding a PDF to the members tomorrow.

### **New Business**

**201 S Keim St – letter addressed to Mr. Weand** – Mr. Garner indicates that the company needs to modify their permit which kicked in the DEP regulation which allows 30-days for the commission to provide comment. Mr. Dilliplane indicates it is a minor permit modification. You must go down to review the actual paperwork to verify the actual changes. Discussions ensue regarding what the issue may be, how it may affect the surrounding properties, type of operation, DEP involvement, air quality issues, the expiration of providing a comment within 30 days would be 5/12/10, possible extension of time for proper comment.

### **Adjournment**