



Borough of Pottstown

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***POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
June 24, 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
Darlene Wynne, Montgomery County Planning Commission
Maria Gerber, Zoning Officer

Absent: Michelle Borzick, Zoning Work Leader

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

Approval of minutes

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

Mr. Garner indicates an omission of a motion of a resolution of 446 King Street that should be included to correct the May 2010 minutes of the Planning Commission.

Motion carried.

124 King Street –Bruce Sullivan, owner, is in attendance to represent the project. Mr. Fay explains the owner is suggesting replacing the windows on all four sides in kind without the storm windows. Will be heard by HARB on Tuesday June 29th. The owner indicates that the storefront, wood and door will remain. There are additional discussions regarding the type of windows that will be used for replacement.

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

Motion carried.

1139 Jackson Street – Mandy Martensen, owner, in attendance to represent the project. This is a handicap ramp with 3 steps for entry into the front door of the property. Mr. Fay provides pictures to the commission and suggests paint or stain to be used on the woodwork. The owner indicates that Trex decking will be used at the location. There are additional discussions about the ramp and how it will connect to the driveway and the owners' difficulties with the current situation.

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

Motion carried.

336 W Walnut Street – Mr. & Mrs. Weller, owners, in attendance to represent the project. This is an addition to the home closing in ½ of the porch and adding a shed dormer on the back of the house. This would allow the owner to create a first floor mudroom and create a 3rd bedroom. Mr. Fay suggests going from the ridge and angling it down to the first floor roof.

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

Motion carried.

250 High Street – Mr. Sullivan, owner, in attendance to represent the project. This project is to remove the façade and create a new elevation similar to neighboring facades in the area. Mr. Fay recommends a baseboard at the bottom.

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

Motion carried.

Heuer – 364 N Charlotte St, subdivision – expires 8/29/2010 – Mr. Garner informs the commission there is a hearing scheduled with the Zoning Hearing Board for July 2010 no action is required on behalf of the Planning Commission at this time.

Public Comment

Plum Street Project – Frank McLaughlin, owner, addresses the commission with three items:

- Requesting an approval for a change to the elevations from a stone front to a faux brick front.
- Neighbor asking for a fence rather than the arborvitaes, Mr. McLaughlin suggests a 6ft stockade like privacy fence.
- A request to reduce the planned 4 ft down to 3 ft sidewalks.

There were discussions related to each item and the Planning Commission should make those recommendations of any changes to Council so that a decision can be made at July Council meeting.

Mr. Toroney motions to approve replacement of the arborvitaes with a 6 ft vinyl privacy fence pending meeting any Codes regulations, seconded by Mr. Hylton.

Motion carried.

Mr. Toroney motions to approve a change from the stone façade to a faux brick façade, seconded by Mr. Hylton.

Motion carried.

Mr. Toroney motions to approve a reduction in the width of the sidewalk from 4ft to 3ft pending any regulations required by Code, seconded by Ms. Weil.

Motion carried.

Mr. McLaughlin mentions an adjustment for storm water management. Mr. Dilliplane indicates that any field adjustments for storm water could be executed without the involvement of the Planning Commission or Borough Council. Mr. Garner advises the owner and the commission that he will go to Borough Council with the above changes at their July 2010 meeting.

Mr. Toroney would like a picture of the fence for the file.

Old Business

Blighted Property Committee – Mr. Weand provides explanation of the bus tour and reminds the commission of an email he sent out to everyone.

Mr. Toroney motions to enact a resolution declaring the following properties as blighted and authorize the appropriate code official to proceed to cause removal of the blighted conditions, as provided for by Borough Ordinance: 542 High St, 621 Beech St, 527 Beech St, 623 Chestnut St, 629 Walnut Street, 622 Walnut Street, 426 King Street & 451 King Street, seconded by Mr. Hylton.

Motion carried.

Mr. Hylton motions to enact a resolution declaring the following property as blighted and authorize the appropriate code official to proceed to cause removal of the blighted conditions, as provided for by Borough Ordinance: 235 Henry St, seconded by Mr. Huff.

Mr. Toroney & Ms. Weil abstains.

Motion carried.

Mr. Weand explains another tour will be scheduled for July 22, 2010 and asks the commission to provide any additional addresses. Mr. Garner inquires with and the commission agrees that they will attempt to attend this meeting. Mr. Garner will note accordingly to advertise the meeting.

Pottstown Regional Planning – Mr. Toroney indicated there was a meeting and they are moving ahead with the fiscal analysis of the area and explained where some of the funding will come from to complete this process. There was a speaker addressing the storm water management issues and discussion ensued regarding the same. They will not be a meeting held in July 2010.

Keim Street Bridge comments – Mr. Dilliplane states things are moving slowly and that there is a push on for the rehabilitation plan of this project.

Comprehensive Plan Update – Ms. Wynne informs the commission that she is becoming familiar with where they are in the review process and what has not yet been covered. She has provided an outline of where they are with the review. She has a standard question since they have not heard anything is everything okay for everyone? Mr. Toroney indicates that perhaps they can wait on review of Chapter 14 until the fiscal review is completed.

New Business

Mr. Huff advises that he attended a course in Community Planning and he provided an overview of what was discussed. He indicated that Pottstown is unique in their process of architectural reviews. This raised the question does this contribute to the unfriendly atmosphere that you hear about in the streets? Do we need to review or update our zoning? Mr. Toroney indicates that he recognizes there is a suggestion to update our Zoning Ordinance as referenced in the Economic Strategic Plan. Questions and conversations included when the ordinance was adopted, how to revise it, why certain procedures are in place and how to improve procedures.

Mr. Toroney motions to form a committee to review the Zoning Ordinance and make recommendations to council, the county planner and Mr. Garner to follow through with the process suggested in the Strategic Plan, seconded by Mr. Huff.

Mr. Hylton opposed.

Motion carried.

Adjournment