



Borough of Pottstown

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***POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
June 23, 2011
7:30 p.m.***

MINUTES

Present: Dan Weand, Chairperson, Christopher Huff, Vice Chairperson, Andrew Kefer & Deborah Penrod

Also Present: Charles D Garner, Borough Solicitor
Doug Dilliplane, P.E., Bursich Associates
Darlene Wynne, Montgomery County Planning Commission
Michelle Borzick, Zoning Work Leader

Absent: Stephen Toroney

Meeting called to order by Mr. Weand at 7:00 p.m.

Matt Larive, Boy Scout of the Douglassville Boy Scout Troop #597 is in attendance at the meeting to earn his Communications Merit Badge.

Mr. Weand introduces and welcomes Deborah Penrod as a member of the Planning Commission.

Approval of minutes

Mr. Huff motions to approve the minutes of the May 2011 Planning Commission Meeting, seconded by Mr. Kefer.

Motion carried.

344 High St – Owners, James & Debra Swahl are present to represent the project. The project focuses on the building in the rear of the property. They will be removing the staircase that currently exits into the rear yard and creating a landing area at the doorway. On the alley side of the building they will create a new opening where stairs will be created internally for main egress of the building and creating new openings for windows.

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

Motion carried.

219 Master St – Keith Hack, owner, present to represent the project, to add a 10ft x 16ft pressure treated deck, framed and with railings.

Mr. Huff motions to approve the application as submitted, seconded by Mr. Kefer.

Motion carried.

309 W Beech St – David Ault, contractor, is present to represent the project and the owners Earl & Charlene Dobry. The owners are proposing adding a one-story 24ft x 24ft-detached garage to the rear of the property, pictures were provided. Suggested simultaneously applying for and providing Storm Water Management Application for the garage and the potential impervious surface driveway.

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

Motion carried.

Public Comment

Old Business

Blighted Property Committee – Mr. Weand indicates the committee met this afternoon.

Mr. Weand requests a motion to enact resolution declaring the following properties as blighted and authorize the appropriate code officials to proceed to cause removal of the blighted conditions, as provided for by Borough Ordinance:

39 W Fifth St, Mr. Kefer motions, seconded by Ms. Penrod.

Abstention Mr. Huff.

Motion carried.

10 W Fifth Street, Mr. Kefer motions, seconded by Ms. Penrod.

Abstention Mr. Huff.

Motion carried.

8 W Fifth Street, Mr. Kefer motions, seconded by Ms. Penrod.

Abstention Mr. Huff.

Motion carried.

27 E Third Street, tabled for one (1) month.

244 Third St rear, Clover Leaf Dairy, Mr. Kefer motions, seconded by Ms. Penrod.

Abstention Mr. Huff.

Motion carried.

412 Laurel Street, Mr. Kefer motions, seconded by Ms. Penrod.

Abstention Mr. Huff.

Motion carried.

Mr. Kefer motions to enact a resolution declaring the following properties: 156 N Evans, 439 Beech St, 679 N Price St, 566 Walnut St, 410 Cherry St & 480 Spruce St, as blighted and authorize the appropriate code officials to proceed to cause removal of the blighted conditions, as provided for by Borough Ordinance, seconded by Mr. Huff.

Motion carried.

Pottstown Regional Planning – Ms. Wynne provides an update of the Market Study. There were focus group discussions and interviews held to assist in the process. The survey continues, please forward link as listed on the Pottstown website to friends and family. There

will be additional interviews and focus groups scheduled in the future. Anticipating a large public meeting in September 2011.

Ms. Wynne further advises there was a presentation of the 422 Polling Study. The purpose behind the presentation was for feedback from individuals and to answer any questions. A public presentation will be planned for the future. Discussions continued regarding the reception of the idea by attendees, on how it would be implemented, the time frame and locations of toll plazas, monies collected, maintenance funding, the cause and effect of various forms of other transportation.

Keim Street Bridge – no updates

Comprehensive Plan Update – Ms. Wynne explains that she conducting a review of the Goals and Objectives chapter to include the Economic Plan, Arts & Culture and the Heritage Plan. Will send out updates via email.

Zoning Committee Meeting updates – Mr. Huff indicates the final meeting was held on June 6, 2011. The proposed amendments were forwarded to Montgomery County Planning Commission for review and the Committee was able to work out the County's comments, suggestions and concerns. A final recommendation will be drafted into one ordinance amendment and given to Borough Council for the July 11, 2011 meeting. This amendment includes: signs, solar energy, process changes for architectural review, joint review committee, Downtown (D) zoning district outside of HARB, demolition time frame requirements changing from 18 months to 12 months, changing the lines for the Heavy Manufacturing District, etc ... Mr. Garner describes the process the amendment will go through for proper considerations and final adoption.

New Business

Mr. Huff advises the Commission that the Rutgers Design Class has been completed. Narratives were printed out and all of the information is available electronically that can be forwarded to interested individuals. Discussions continued about the plans that were submitted. There were five (5) final presentations / designs and a presentation will be made to Borough Council at the July 11, 2011 meeting.

Mr. Garner informs the Commission that Walmart is ready to move forward on their expansion.

Adjournment