December 7, 2020

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 E. High Street
Pottstown, PA 19464

Re: MCPC #20-0232-001
Plan Name: M&M Lube Building Addition
(1 lot comprising approx. 16,800 SF)
Situate: 804 Farmington Avenue
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, “The Pennsylvania Municipalities Planning Code” as you requested on November 23, 2020. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Mike Moyer, proposes to develop a 980 SF addition to an existing 1,890 SF building. An additional improvement shown at this time includes relocating some of the existing parking spaces and adding five new parking spaces. The property is located in the borough’s NB Neighborhood Business zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Pottstown Borough is identified as Town Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision. Town Residential Areas are traditional residential areas that are more oriented towards pedestrians than automobiles.

In addition, the Future Land Use Map of the Pottstown Borough Comprehensive Plan shows this area of the borough as Neighborhood Commercial. This area is intended to be a mix of neighborhood-serving commercial and office uses.
RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The creation of a new parking area along the street will require the applicant to conform to Section 510 of the Subdivision and Land Development Ordinance along both frontages. Although we recognize that given the limited space that currently exists, it may be difficult to add a fence or wall without disturbing the existing vegetation, and that expanding the planting area between the trees, and adding new plantings, may achieve a similar result. The applicant should work with the borough to determine the best way to satisfy the goal of screening the parking area.

PEDESTRIAN CIRCULATION

The 42’ wide south driveway entrance is excessively wide and prolongs the distance in which a pedestrian is vulnerable to vehicle-pedestrian conflict. Closing the curb cut to about 24’ to 30’ allows adequate space for trucks and larger vehicles to enter the property, but also reduces the vehicle-pedestrian conflict points and creates a safer environment for pedestrians.

VEHICULAR CIRCULATION

The applicant’s property takes driveway access from Farmington Avenue, which is a state-owned road. Therefore, we recommend the applicant consider reaching out to Fran Hanney of PennDOT to discuss whether or not the property expansion will require a change to the existing PennDOT highway occupancy permit (HOP).

STORAGE TANK LOCATION

The Existing Features Plan and Proposed Site Plan use an arrow to demonstrate the location of a 275-gallon AST, on the north side of the existing structure. The exact location of this aboveground storage tank is unclear, but it appears to be located within the proposed parking space numbered 17. The aboveground storage tank will therefore have to be relocated out of the designated parking space and the Department of Environmental Protection may have to be involved in this process.
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal to expand an existing institution; however, we feel that the above comments would enhance the development by screening parking and limiting vehicle-pedestrian conflict points.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#20-0232-001) on any plans submitted for final recording.

Sincerely,

Danielle A. Baer, Community Planner

610-278-3751 – dbaer@montcopa.org

c:  Mike Moyer, Applicant
    Brian Boyer, PE, Applicant Representative
    Jim Derr, Chr., Borough Planning Commission
    Keith Place, Borough Director of Licensing and Inspection
    Charles D. Garner, Jr., Borough Solicitor
    Fran Hanney, PennDOT

Attachment A: Reduced Copy of Applicant’s Proposed Site Plan
Attachment B: Aerial Image of Site