

Takach, Ginny

From: Bob Flinchbaugh <BFlinchbaugh@CedarvilleEng.com>
Sent: Sunday, August 29, 2021 10:47 AM
To: Stokes, Winter; Keller, Justin; Takach, Ginny; Charles Garner; Place, Keith
Cc: Patty Moyer (pmoyer@wolfbaldwin.com)
Subject: Re: Waiver of LD application - 726 E High Street Kuhn Funeral Home Addition LD# 03-21

Good Afternoon:

After review of the referenced Waiver of Land Development request, my recommendation would be that this request not be considered and that submission of a Minor Land Development application be required, due to the following:

1. The site plan provided with the drawing does not provide sufficient detail as it applies to existing conditions and topography. Items that will need be clarified and be included with the land development include:
 - Site Drainage to the west and its effect on the adjoining property. Stormwater management may not be required (depending on the ultimate limit of disturbance), however drainage patterns will need to be verified to ensure drainage is properly contained on site and doesn't adversely affect the property immediately to the west.
 - How drainage will be conveyed around the proposed building addition.
 - How the existing utility pole located at the south end of the proposed new planter area will be affected as a result any grading that may be required in this area.
 - How grading associated with ADA requirements will be complied with.
 - The location of the west side of the building addition and western property line will need to be confirmed by survey to verify the addition and related construction will not encroach on the adjoining property and will not encroach on any applicable setbacks.
 - Whether site or building lighting is proposed and how it may affect the property to the west.
2. The Planning Commission's input is recommended regarding several issues, including but not limited to:
 - Compliance with the Ordinance requirements applicable to Conservation Districts based upon the zoning associated with this site (TTN). The applicant will need to demonstrate compliance with the review procedure, Conservation District Summary Chart, and other applicable regulations set forth for a building expansion within a Conservation District. Section 303.1.B indicates that any proposed addition larger than 200 square feet shall be regulated by the Borough - the addition proposed is 378 square feet.
 - The use associated with the adjoining property to the west will need to be confirmed, to determine the applicability of the buffering and screening requirements set forth in Sections 510 and 511 of the Subdivision and Land Development Ordinance.
 - Evaluation of any waivers that may need to be considered.
3. Consideration of the following zoning relief may be required, based upon Zoning Officer Determination. Any relief granted would need to be referenced on the plan to be recorded:
 - Expansion of existing non-conforming use. The existing/proposed use does not appear to be a permitted use per 27-319 of the Zoning Ordinance.
4. Additional site design detail will need to be provided to determine:

- The effect of the proposed planter on interior circulation. The site plan provided does not show current pavement markings, however it appears that the planter proposed to the east of the building will encroach on the existing drive aisle.
- The affect that the building addition will have on minimum off-street parking requirements set forth in the Zoning Ordinance, Section 601.

Please let me know if you have any questions.

thanks,

Bob

Bob Flinchbaugh, P.E.
Senior Municipal Engineer

CEDARVILLE Engineering Group, LLC
159 E. High Street, Suite 500
Pottstown, PA 19464
610-705-4500 | office
610-705-4900 | fax
www.cedarvilleeng.com
bflinchbaugh@cedarvilleeng.com
[Facebook](#) | [Twitter](#) | [LinkedIn](#)



Federally Certified 8(a), EDWOSB, State Certified DBE/WBE
NAICS Codes: Primary 541330
236116 236210 236220 237110 237310 237990 541340 541350 541360 541370 541380 541420 541430 541490
541512 541611 541618 541620 541690 541715 541990 561210 561499 561790 561990
DUNS No.: 962659947

From: Stokes, Winter <WStokes@pottstown.org>
Sent: Thursday, August 12, 2021 12:17 PM
To: Keller, Justin <JKeller@pottstown.org>; Takach, Ginny <gtakach@pottstown.org>; Charles Garner <CGarner@wolfbaldwin.com>; Place, Keith <KPlace@pottstown.org>; Bob Flinchbaugh <BFlinchbaugh@CedarvilleEng.com>
Cc: Patty Moyer (pmoyer@wolfbaldwin.com) <pmoyer@wolfbaldwin.com>
Subject: Waiver of LD application - 726 E High Street Kuhn Funeral Home Addition LD#03-21

Bob and Chuck,

Attached is a new application for Waiver of Land Development. This was received today.

Bob, Hard copied will be delivered to your office.

Thank you,

Winter Stokes, Zoning Officer
Zoning/Planning Administrator
Borough of Pottstown, L&I
100 High St
Pottstown, PA 19464
610-970-6500 ext 6414