



Borough of Pottstown

*Borough Hall, 100 East High Street
Pottstown, Pennsylvania 19464-9525*

POTTSTOWN BOROUGH PLANNING COMMISSION

Pottstown Borough Hall Council Chamber Room
100 E. High St Pottstown, PA 19464
Wednesday, August 18, 2021, 7:00 pm

Present Members: Jim Derr, Chair
Dan Weand, Rich Bouher, Thomas Hylton

Absent Members: Brian Hydier

Additional Present: Matthew Hovey, Assistant Borough Solicitor
Danelle Baer, Montgomery County Planning Commission
Bob Flinchbaugh, Cedarville Engineering Group
Winter Stokes, Zoning Officer

Meeting called to order by Mr. Derr at 7:01 p.m.

Approval of Minutes: Motion to accept the July 2021 minutes was made by Mr. Hylton, seconded by Mr. Bouher. All in favor.

759 Sheridan Street – Subdivision/Land Development project.:

This project was Acknowledged by the Planning Commission on July 21, 2021. Alex Hughes with The Crossroads Group LLC presented this evening. The intention is to build a duplex (twin home: one single family dwelling on each lot) with stormwater provisions on each side.

The waiver letter was discussed. It was determined that one additional streetlight will be required. Mr. Hughes will reach out to PECO for permission to mount a light on an existing utility pole at the rear of the corner lot. This item will be removed from the waiver request.

It was also noted that the recently installed ADA ramp at the corner (installed by PennDOT) will need to be reconfigured due to the installation of sidewalks.

A motion was made by Mr. Hylton, seconded by Mr. Weand to recommend approval of a preliminary/final Plan to Borough Council, subject to compliance of all review letters to include, but not limited to, the Cedarville review letter dated August 18, 2021, and the HRG letter dated July 29, 2021. All in favor

A motion was made by Mr. Weand, seconded by Mr. Hylton, to recommend the waivers as outlined in the letter dated August 19, 2021 (distributed this evening removing streetlighting). All in favor.

14 Robinson St – Permabond

This project was Acknowledged by the Planning Commission on July 21, 2021. Jason Bailey with All-County Associates presented this evening.

The Cedarville review letter, dated August 11, 2021, was discussed. Changes to the plan include: 25 ft of vegetative perimeter was removed around the area of the storage buildings, the buildings were moved a little closer to the street, and the larger building was rotated.

Waiver requests were discussed. The Commission will support a waiver to sidewalks as the land is flat and the area is traversable due to the edge of the road area. Tree species will be determined and added to the plan. One or two new trees will be planted to fill a gap along the street. Stormwater storage calculations for the stone perimeter will be added and the depth will be modified to achieve compliance. Rate calculations will be added to the plan and the waiver request for stormwater will be removed.

Fencing to shield the storage units was discussed. The Commission would like Mr. Bailey to provide an architectural rendering of the buildings. If the appearance is that of a building and not storage units, and it suits Council, the Commission will support that waiver request.

A motion was made by Mr. Weand, seconded by Mr. Bouher to recommend preliminary/final approval of the revised Plan to Borough Council, subject to compliance of all review letters. All in favor.

A motion was made by Mr. Weand, seconded by Mr. Hylton, to recommend the waivers, removing Chapter 26; Part 2 Stormwater, as outlined in the letter dated August 13, 2021. All in favor. A revised waiver letter will be submitted.

Public Comments: None.

Blight: The Planning Commission reviewed the following:

To declare 9 properties as blighted:

- 1057 South Street
- 707 Hamilton Street
- 350 Walnut Street
- 473 N. Charlotte Street
- 1210 Queen Street
- 1257 Queen Street
- 365 Union Alley
- 30 Walnut Street

A motion was made by Mr. Weand, seconded by Mr. Hilton, to enact a Resolution to certify the properties listed above as blighted and to forward to Montgomery County Redevelopment Authority for possible acquisition.

Pottstown Regional Planning (PMRPC): The PMRPC will meet this month. A proposed Business District overlay district for The Borough of Pottstown is listed for review.

Keim Street Bridge: No change.

New business:

1. Ash Trees – Due to invasive Ash Borer damage, the Commission would like the Ash tree removed from the Boroughs list as an acceptable tree species.
A motion was made by Mr. Hylton, seconded by Mr. Bouher, to authorize the issuance of a letter to Council requesting that ash trees be removed as a permissible species pursuant to Chapter 26, Section 104.2. All in favor.
2. The Conditional Use application for 1200 High St (Massage Therapy Center) was briefly discussed. No comments were offered.
3. The new Business District Overlay Proposal was listed as an opportunity for Planning Commission to offer comments. No comments were offered.

Adjournment: The meeting was adjourned at 7:57 p.m.

DRAFT