



## *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, October 20, 2021, 7:00 pm

Present Members: Jim Derr, Chair  
Dan Weand, Brian Hydier, Thomas Hylton

Absent Members: Rich Bouher

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

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

**Approval of Minutes:** Motion to accept the August 2021 minutes was made by Mr. Weand, seconded by Mr. Hydier. All in favor.

### **200 Shoemaker Rd - Chipolte**

Rob McNelly; McNelly Law Group (representative of Interstate Development; equitable owner), project engineer Nick Feola; Bursich Engineers, and John Caruolo; Caruolo Associates (Transportation Engineers/Planners) presented this project.

The intent is to build a Chipolte restaurant with 6,000 sq ft of attached retail space (3 retail units). A Friendly's Restaurant currently exists on this parcel and will be demolished. Draft renderings of elevations were distributed. Chipolte will have 65 indoor seats with an outdoor dining area. This site will not have a drive through window, but rather a pick-up window. Orders will be submitted prior to arrival to the site. A bypass lane and 6 mobile pick-up parking spaces will also be provided. Directional signage will be provided. It was noted that there will be more parking spaces than what zoning requires. The 6 mobile pick-up spaces are in addition to the required parking. Also, parking as shown on the plan will be revised.

Mr. Feloa explained that the Borough has discussed their intent to install a traffic circle at the intersection of Robinson Street and Shoemaker Road. The applicant will make a voluntary contribution of \$50,000.00 to the round-about project. Once the round-about comes to fruition, Chipolte will abandon and remove the entrance/exit located at the western portion of Shoemaker Road closest to Robinson Street. Mr. Hovey noted that the Boroughs traffic engineer (Chirs Lincoln; Traffic Planning and Design) will review this project and then offer comments at the November meeting.

The applicant feels that the trash enclosure area near Robinson Street would not be an issue as trash pick-up will occur after business hours. A pull off area for deliveries is provided. Small trucks will be used for deliveries. Sidewalks will be extended. County Planning is requesting a pedestrian cross walk at the east side right in/right out accessway. Mr. Derr asked the applicant to consider providing a means of egress to the adjoining Fairfield hotel for pedestrian safety; there had been steps between the properties at one time.

Mr. Feola noted that the project provides more green space than currently exists. Mr. Derr suggested using some semi-permeable surfaces in the parking lot. Mr. Feola stated snow removal and other maintenance is difficult when using multiple types of surfaces. The applicant will work with Mr. Hylton on landscaping species and the landscaping design in general. A fee in-lieu of trees was requested. A waiver letter will be submitted. Stormwater will likely be a sub-surface facility with managed release. This will be added to the plan.

Retail tenants were briefly discussed. Mr. McNelly said Chipolte is confident that they will have a say in what type of tenant will be accepted in the retail units.

Additionally, County Planning has concerns with the loading zone because people will have to use hand carts and travel thru parked vehicles, wheel stops, and the drive-up lane. The island near the trash enclosure bumps out and may impede trash trucks from backing to the left side of the enclosure. Mr. Feola and Mr. McNelly said deliveries will be made after hours for Chipolte and retail spaces, and they will review the island bump out. County Planning also requests the applicant to work with the Borough in case there is interest in having a bus stop in this area.

It was discussed that there are other Chipolte locations in this area with similar set-up. Mr. Hylton asked Mr. McNelly to provide addresses to Ms. Stokes for the Commission to research.

A motion was made to acknowledge receipt of the plan by Mr. Weand, seconded by Mr. Hydier. All in favor.

#### **144 W High St- Montgomery County Community College (MCCC)**

Scott McMackin; Cowan Assoc., Heather Rizzetto Schmidt; Steele Farmer Architects; Dr. Celeste Swartz; MCCC, and Ann Marie Fontaine; Watch Dog Real Estate Projects Management, presented this project.

Dr. Swartz said they will be converting the 20 spaces parking lot into green space. Repairs will be made to the wall along the Manatawny, which is collapsing, and there are sink holes in some locations of the parking area. She noted there are over 1,300 existing parking spaces for the entire campus. This space will be utilized by students and the community.

Ms. Schmidt said due that because they have to repair the wall and sink holes, instead of reinstalling parking they would like to create a green space for arts, education, and events. The area will also be for public use. The pergola shown on the detail is optional. Mr. McMackin said the wall will be in same location and alley access will be maintained. Signage and landscaping will be added. Stormwater will not be shown on the plan because impervious coverage will be reduced by about 10,000 sq. ft. A future macadam trail is planned. Dr. Swartz said the long-term plan, if and when they get funding, is to connect to the Schuylkill River Trail.

Mr. Hydier asked if they will fence in the area. Dr. Swartz the intent is to have bollards but no fencing. After further discussion it was noted that security cameras will be installed, and landscaping could be altered. Dr. Swartz will reach out to the Police Chief Markovich for further discussions regarding visual security.

Manatawny Street will be milled and overlaid, but not be altered; it is a dedicated borough street. The turning radius at the alley will be improved by slightly altering the curbing. It was noted that there is no direct ADA access to the pergola on the plan. Due to the history of flooding in this area, power to light poles, hose bibs, and power connections will be raised above the flood plain. Mr. McMackin noted that this property is not in a FEMA flood plain.

A motion was made to acknowledge receipt of the plan by Mr. Weand, seconded by Mr. Hydier. All in favor.

**Public Comments:** None.

**Blight:** A meeting was not held.

**Pottstown Regional Planning (PMRPC):** Ms. Baer reported there are few items on the PMRPC agenda for New Hanover. She and Craig Colistra with Pottstown Area Health and Wellness will be discussing be presenting a project. Craig has been working with school districts in the region to have them open their playgrounds to the public to expand a 10-minute walk radius.

**Keim Street Bridge:** Ms. Baer said their transportation team took a tour of bridge projects in the area, on Keim Street was one of them.

**New business:**

1. **451 Keystone Blvd:** Mr. Hovey explained that West Pottsgrove Twp and Pottstown Borough established the KEEP (Keystone Employment & Economic Plan) District to establish unified development and to secure funding to extend the boulevard. Pottstown Sustainable Energy Park (PSEP) is the first project. It is a cellulose based gasification facility. Mr. Hydier presented highlights of the project. Mr. Hovey noted a change in planning review process by agreement between the Council and the Applicant pursuant to a written memorandum of understanding executed in April 2020. The Borough and the applicant agreed to use the KEEP Oversight Committee for the roll of the Planning Commission in coordination with West Pottsgrove Twp. Updates will be provided to Planning members. KEEP Oversight meetings are scheduled for November and December and are open to the public by Zoom and in person. Mr. Hovey also noted that there is a memorandum of understating for PSEP to relocate the Schuylkill River trail. More information is available on the Borough's website.
2. The Conditional Use application for 71 Beech St (direct retail/children's clothing) was briefly discussed. A variance has been granted for the use. No comments were offered.
3. 2022 meeting dates were approved. A motion to accept was made by Mr. Weand, seconded by Mr. Hydier. All in favor.

**Adjournment:** The meeting was adjourned at 8:23 p.m.