



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, December 15, 2021, 7:00 pm

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

Absent Members: None

Additional Present: Chuck Garner, Borough Solicitor
Danelle Baer, Montgomery County Planning Commission
James Carr, Cedarville Engineering Group
Winter Stokes, Zoning/Planning Administrator

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

Approval of Minutes: A motion to accept the October 2021 minutes was made by Mr. Weand, seconded by Mr. Hydier. All in favor.

200 Shoemaker Rd - Chipolte

Rob McNelly; McNelly Law Group and project engineer Nick Feola; Bursich Engineers, presented a brief recap of this project.

Mr. Feola stated they revised the plan to include a sidewalk from Shoemaker Rd to the restaurant, a crosswalk to meet ADA requirements, updating of the landscape plan, and adding a walkway from the loading area to the building. Their client does not want to move the trash enclosure and requests that it remains as shown with the understanding that trash service and deliveries will be made outside of business hours. They are working with Doug Yerger (Public Works Director) to locate an existing storm pipe to tie into. A stormwater permit was also submitted.

Mr. McNelly added that they will also address the rear façade of the building as suggested. Elevations are to be submitted for Council review and approval. Ms. Baer inquired about the suggested bus stop in the area. Mr. Feola will reach out to Kourtney High to discuss this further. It was also noted that stormwater management will include an underground facility for recharge as well as increased landscaping. The Applicant agreed to comply with the consultant review letters except for the submitted waiver request.

A motion was made by Mr. Weand, seconded by Mr. Bouher to recommend preliminary approval of the Land Development plan subject to certain conditions which included the following. Compliance with the consultant letters, which included the Cedarville letter dated December 10, 2021, the TPD

letter dated December 14, 2021, the Montgomery County Planning Commission letter dated October 26, 2021, and the Borough Authority engineer letter dated December 10, 2021. Additional conditions included a contribution of \$50,000 towards the proposed roundabout/traffic circle, a payment in lieu of 12 trees totaling \$6,000, approval of architectural elevations by Borough Council, and a payment in lieu of required open space (fee to be calculated as redevelopment).

A motion was made by Mr. Hylton, seconded by Mr. Bouher, to recommend the waivers as outlined in a Bursich Associates letter dated November 22, 2021. The Planning Commission favorably recommended those waivers to Borough Council. Also included was a waiver to waive the requirement to dedicate open space. All in favor.

Mr. Garner advised the applicant that they will be listed to present the project before the Committee of the Whole on January 5, 2022.

Public Comments: None.

Blight: A meeting was not held.

Pottstown Regional Planning (PMRPC): Ms. Baer said they are in the process of providing comments on the High Street Corridor Study.

Keim Street Bridge: No further change.

New business:

1. Mr. Hylton presented a follow-up to the 759 Sheridan Street project. He met with Mr. Gulati to discuss keeping existing honey locust trees to help satisfy the tree requirement. Ms. Stokes will help to manage this change with the applicant, our engineer, and our solicitor. Trees that are not salvageable must be removed and then a fee-in-lieu of will be paid. The revision must then go before Council.
2. Liberty Environmental issued a letter to the Planning Commission advising them of the submission of an Air Quality Operating Permit by Carlisle IT at 206 Jones Blvd., Pottstown (Limerick Twp). As this is an advisory letter, no comments were offered.
3. 451 Keystone Blvd: This project was given preliminary/final approval by the KEEP Oversight Committee. They will be presenting to the Committee of the Whole in January 2022.
4. The Conditional Use application for 323 W High St (industrial contractor) was briefly discussed. No comments were offered.

Adjournment: The meeting was adjourned at 7:31 p.m.