



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, March 16, 2022, 7:00 pm

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

Absent Members: Brian Hydier

Additional Present: Chuck Garner, 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.

Planning Commission Re-Organization

Mr. Weand nominated Mr. Derr as Chair, 2nd by Mr. Bouher. All in favor. Motion carried.

Mr. Derr nominated Mr. Weand as Vice-Chair, 2nd by Mr. Bouher. All in favor. Motion carried.

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

860 Beech – Hill School Turf Field

Project engineer John Medendorp; Pennoni Associates, presented this project. This will be a full-size athletic turf football field located at the “far fields”. The area is along Jackson Street where there are two existing turf fields, a practice field, a parking lot, a field house/concession stand, and a track.

The new field will be used for football, lacrosse, and soccer. New bleachers, a press box, lighting, a scoreboard, and a spill way are included in this project. No proposed changes to the existing buildings on site. Due to poor drainage a Managed Release Concept (MRC) basin will be utilized. MRC is a secondary measure to rate control. It will be a slow-release basin where a small amount of water is stored and then infiltrate slowly. New water would flush out any old standing water to allow for improved water quality during penetration.

The turf field will not be a part of the stormwater system. However, the base of the track will have a stone base with additional drainage around the track. Drainage will be tied into the MRC basin.

They will comply with the HRG letter dated March 14, 2022, and the Montgomery County Planning letter dated March 7, 2022. A few comments will be offered on the Cedarville letter dated March 11,

2022; however, they will comply with the majority of items. The 22 waivers are being requested are the similar to those requested in previous projects due to the campus setting.

Mr. Medendorp's stated they will comply with most comments in the Cedarville and zoning items will be coordinated with the Zoning Officer.

Mr. Flinchbaugh said that he would support most of the waivers, as the comments generally gear towards stormwater management. There will be a few added comments to the waivers.

Mr. Hylton inquired about tree requirements. Mr. Flinchbaugh said no additional parking is being proposed as far as parking lot trees. Street trees were not commented on as it is a campus. Mr. Flinchbaugh asked Mr. Medendorp if they provided calculations for open space trees. Mr. Hylton said this project abuts Jackson Street. Mr. Flinchbaugh said the Planning Commission can recommend that this be complied with. Mr. Hylton requested a calculation of all trees (on the entire lot), according to the ordinance vs what exists. This is for the benefit of the Planning Commission to understand the impact of tree waiver requests both now and in the future. Mr. Hylton noted that 14 trees on the property were recently cut down along Jackson Street. The applicant will provide a tree count to Mr. Flinchbaugh.

Mr. Jedrusiak of 377 Walnut Street asked what would become of the existing football field along Beech Street. Mr. Medendorp said there are no changes planned for this field.

Ms. Baer asked Mr. Medendorp to talk about the engineering of the field and is the intent to allow for public access it? He said a number of consultants will be involved with the turf field plans. The details are not provided on the plans but the layout is; and the field will remain private. Mr. Hyton noted that tournaments have been hosted in the past. Ms. Baer asked if there will be overflow parking. Mr. Medendorp noted there is no additional parking proposed for this use and there is parking throughout the campus. It was discussed that a building permit will be required for the bleachers and that they will be ADA compliant.

A motion was made by Mr. Weand, seconded by Mr. Hylton to recommend preliminary/final approval of the Land Development plan subject to compliance with the following letters: the Cedarville letter dated March 11, 2022, the Montgomery County Planning Commission letter dated March 7, 2022, and HRG letter dated March 14, 2022, and with a fee in lieu of open space. Three in favor, zero objected, and Mr. Bouher abstained.

A motion was made by Mr. Weand, seconded by Mr. Hylton, to recommend the grant waivers set forth in Pennoni's letter dated February 11, 2022, with the exception of waiver request for trees. This would be an open issue to be addressed. Three in favor, zero objected, and Mr. Bouher abstained.

144 W High Street – Montgomery County College

Representatives did not appear before the Commission this evening. A revised plan was just submitted.

816-842 (even) Queen Street – Precision Polymer

A motion was made by Mr. Weand, seconded by Mr. Hylton, to Acknowledge receipt of this new project. All were in favor.

Public Comments:

Mr. Derr noted the passing of Mr. Douglas Dilliplane in February 2022. Doug worked for Bursich Associates and was the Planning Commission's Engineer from the late 1990's through early 2012.

Blight: A meeting was not held.

Pottstown Regional Planning (PMRPC): Ms. Baer said there are two zoning amendments listed for the next meeting. Upper Pottsgrove wants to repeal their age-qualified overlay and Lower Pottsgrove wants to add a Gateway district or overlay.

Keim Street Bridge: The county transportation section is getting appraisals together to acquire rights-of-ways.

New business:

1. Mr. Derr said he was advised that the King Street bridge should be opening soon.
2. The Conditional Use application for 543-546 High St (massage therapy) was briefly discussed. No comments were offered.
3. The Conditional Use application for 816-842 Queen St [even side] (Precision Polymer expansion) was briefly discussed. No comments were offered.

Adjournment: The meeting was adjourned at 7:39 p.m.