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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 7, 2022

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 E. High Street
Pottstown, PA 19464

Re: MCPC #20-0045-003
Plan Name: The Hill School Turf Field
(1 lot comprising approx. 80.33 ac)
Situate: 860 Beech Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on February 15, 2022. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, The Hill School, proposes to develop a 200 foot by 380 foot turf field with associated site amenities such as bleachers, a concrete sidewalk, a 5,000 square foot MRC basin, lighting, and a wooden guard rail. Twenty-two waivers have been requested for this proposed development. The property is located in the borough's NR Neighborhood Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Pottstown Borough is identified as Town Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Residential Areas are traditional residential areas that are more oriented towards pedestrians than automobiles.

The *Pottstown Metropolitan Regional Comprehensive Plan* identifies this area of Pottstown as a Regional Core. Regional cores are described as having a "traditional town character with a diverse mix of housing types and nonresidential land uses, public sewer and water, and a walkable grid road system supported by several major regional roadways and two highways."



In addition, the Future Land Use Map of the Pottstown Borough Comprehensive Plan shows this area of the borough as Institutional. This area is intended to be reserved for the borough's institutional uses, including schools.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following comments that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

REVIEW COMMENTS

LANDSCAPING

The plan shows a proposed lawn area surrounding the proposed MRC basin. In order to reduce maintenance, we recommend a more naturalized area with trees and shrubs in this location that will also increase the tree cover on the site.

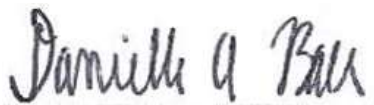
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to develop a turf field; however, we feel that the above comments would enhance the development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #20-0045-003 on any plans submitted for final recording.

Sincerely,



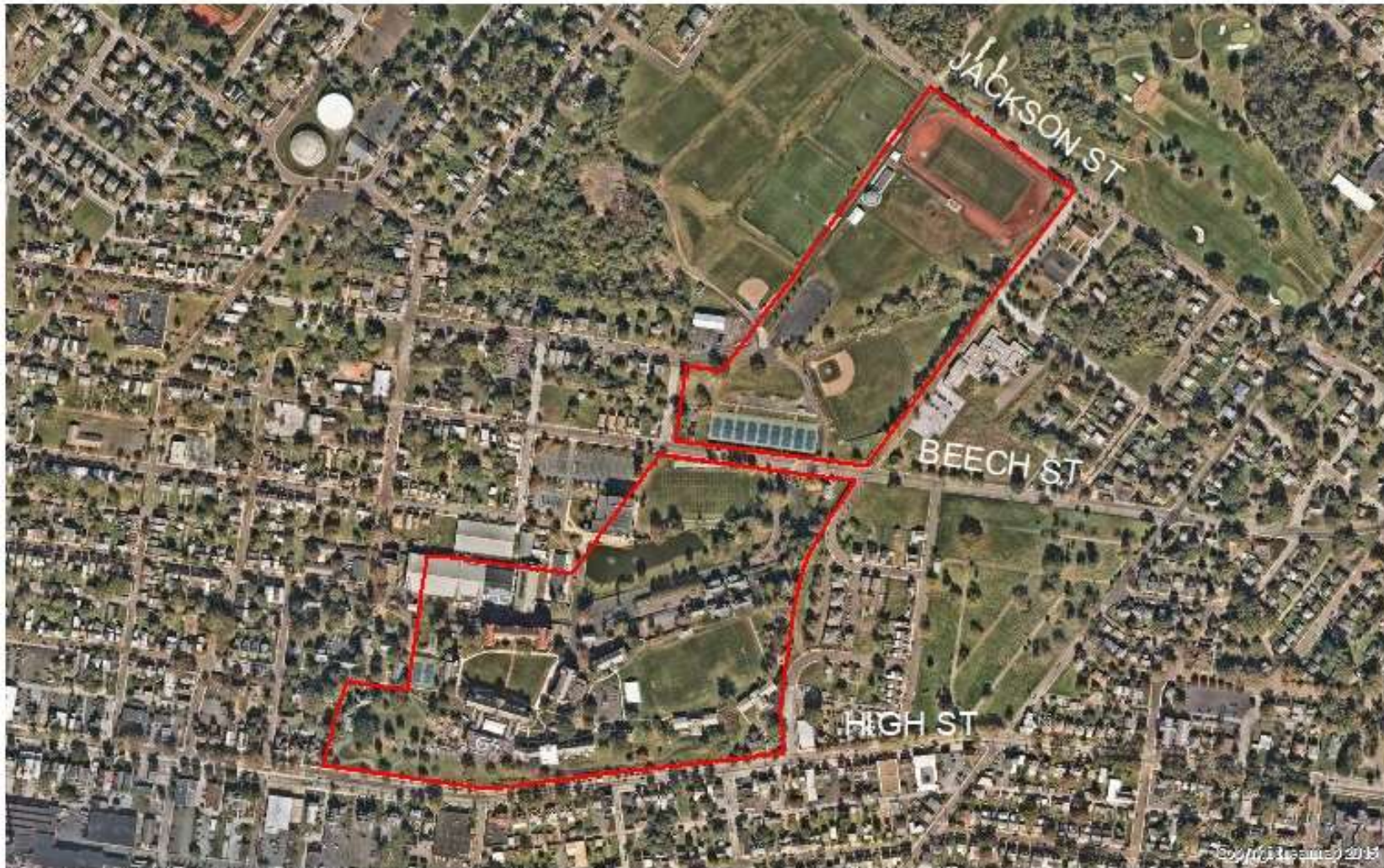
Danielle A. Baer, AICP, Community Planner II

610-278-3751 – dbaer@montcopa.org

c: The Hill School, Applicant
Rich Bouher, Applicant Representative
Jim Derr, Chr., Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor

Attachment A: Reduced Copy of Applicant's Proposed Site Plan

Attachment B: Aerial Image of Site



The Hill School Turf Field
MCPC #200045003

Montgomery
County
Planning
Commission

0 250 500 1,000 Feet

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by NearMap.