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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

April 6, 2022

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

Re: MCPC #22-0068-001  
Plan Name: Precision Polymer Products Expansion  
(Approximately 1.14 acres)  
Situates: 816-842 Queen 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 March 14, 2022. We forward this letter as a report of our review and recommendations.

## BACKGROUND

The applicant, Evan Woods Investors Group III, proposes to demolish an existing two-story frame dwelling and develop a 14,700 square foot two-story block and brick building attached to the existing two story block and brick building. Additional improvements at this time include expanding the existing parking lot from 20 spaces to 39 parking spaces. The property is located in the borough's TTN Traditional Town Neighborhood zoning district and BO Business Overlay.

## 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 oriented towards pedestrians.

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.”

## 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

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. §22-501 Open Space Preservation. All applicants seeking subdivision and/or land development approval shall provide land for open space and recreational facilities or provide a fee in lieu of open space.
- B. §22-511 Buffering. The proposed development includes a nonresidential use abutting residential uses and therefore requires buffering, per Section 511.

### ZONING

- A. §27-315 Additions. This section regulates design guidelines for building additions and states that the Borough shall judge its suitability based on architectural features such as height, form, proportion of wall to openings, etc. We recommend the applicant provide more window coverage on the front façade of the building addition than is currently provided on the existing building. Additional windows will help the building better blend into its residential environment.
- B. §27-346.8 Bicycle Facilities and Parking Reduction. This section states, “Bicycle hitches, racks or lockers shall be provided.” The applicant shall provide such bicycle infrastructure in order to comply with this section.
- C. §27-346.9 Alley Improvements. As recommended by the Borough Engineer and Public Works Director, improvements to the existing alley along the south of the site may be required.

### LANDSCAPING

- A. Street Trees. While the existing tree pits may suffice for the new street trees, larger tree pits would certainly help ensure greater longevity for the proposed street trees. It is also important to ensure that the tree pits and street trees do not interfere with the required sidewalk width for ADA access.
- B. Rain Garden. The existing rain garden on the site appears to be maintained as lawn without additional plantings. We recommend naturalizing this area and planting additional rain garden plants. This will better achieve the intent of the rain garden and also eliminate the need to mow the bottom of the rain garden.

- C. Parking Strip. The plan shows a proposed grass strip between the parking bays in the center of the parking lot. Rather than planting solely grass here, we recommend a small bioswale or the planting of shade trees in this location. Both of these options will increase the stormwater management on the site, which is important, given the proposed reduction of open space from about 65% to 26%.

## DESIGN

- A. Outdoor Amenities. The vacant grass lot on parcel 16-00-23080-00-7 provides space for outdoor amenities for the employees of the expanded business. We recommend the applicant consider including benches, trees, and/or other features to create a shaded space to be utilized by the employees.
- B. Fence. The site plan on page 4 of 15 shows a "Proposed 6' high chain-link fence" along one portion of the parking lot frontage and a "Proposed 6' high ornamental fence" along the other portion of the parking lot frontage. The landscape plan on page 8 of 15, however, notes a "Proposed ornamental fence" where the chain-link fence was previously proposed. We recommend maintaining an ornamental fence across the entire parking lot frontage on Queen Street and revising the plans to eliminate the conflicting notes. It is also important to note that chain-link fences are not permitted in front yards, per §27-317.1.

## CONCLUSION

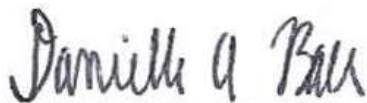
We wish to reiterate that MCPC generally supports the applicant's proposal to expand an existing business in the Borough.

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 (#22-0068-001) on any plans submitted for final recording.

Sincerely,



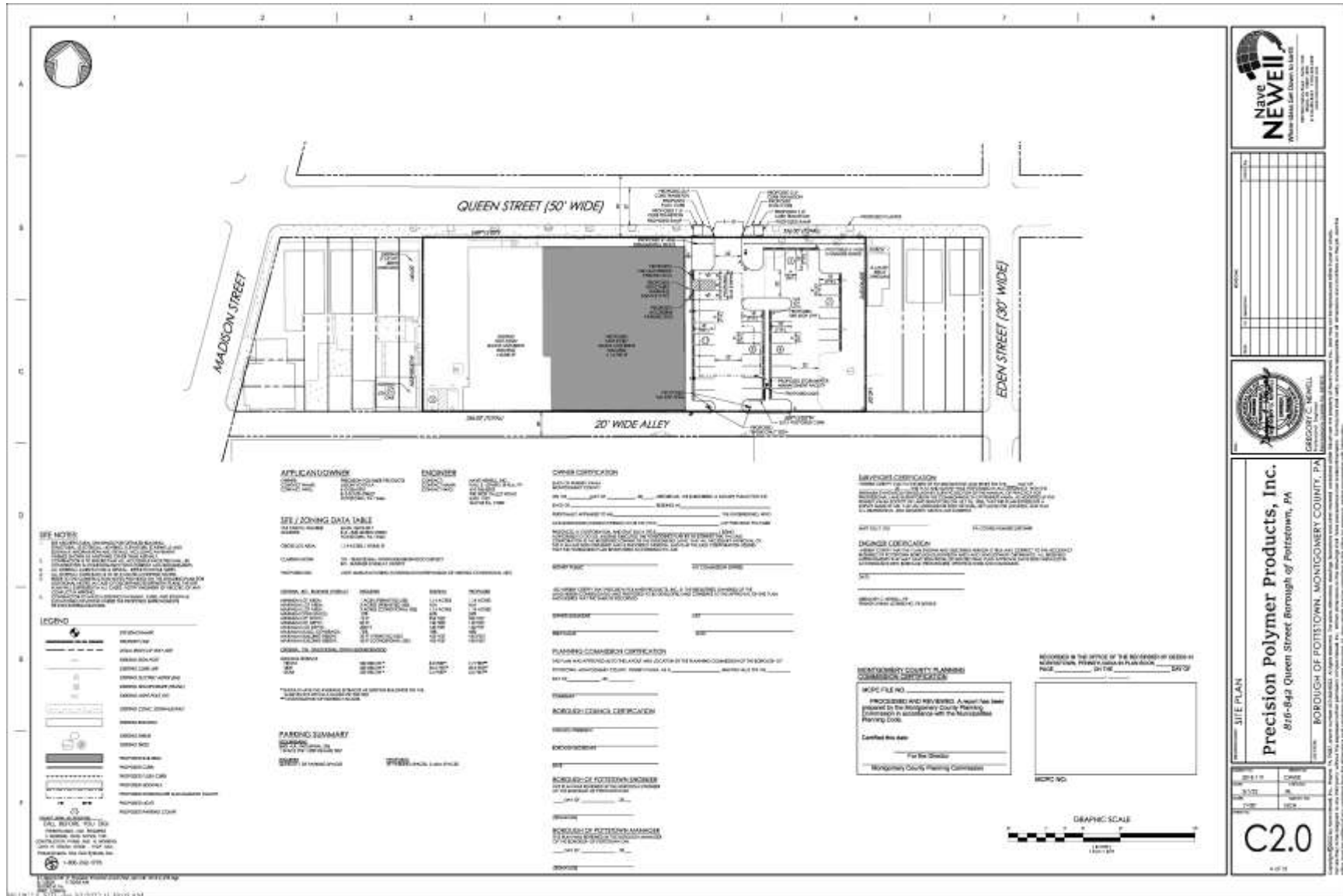
Danielle A. Baer, AICP, Community Planner II

610-278-3751 – [dbaer@montcopa.org](mailto:dbaer@montcopa.org)

c: Evan Woods Investors Group III c/o Jason Voytilla, Applicant  
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



**Precision Polymer Products, Inc.**  
 816-842 Queen Street, Borough of Pottsville, PA  
 POTTSVILLE, BOBOLCOH OF POTTSVILLE, MONTGOMERY COUNTY, PA

**C2.0**

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Precision Polymer Products Expansion  
MCPC#220068001

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Aerial photography provided by Nazamap

