



## *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 19, 2018 7:00pm

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

Absent Members: Andrew Monastra

Additional Present: Matthew Hovey, Borough Solicitor  
Brian Olszak, Montgomery County Planning Commission  
Robert Flinchbaugh, Cedarville Engineering Group  
Winter Stokes, Zoning Officer  
Stephanie Drobins, Licensing & Inspections Inspector

Meeting called to order by Mr. Derr at 7:01pm

**Approval of Minutes:** December 2018 minutes accepted by Mr. Weand, seconded by Mr. Hydier.

**860 Beech St:** The Hill School presented the plan submitted for the Quadrivium Project, which is a 4 story, 17,000 square foot building that will be used to link two existing buildings. This project has already been approved by the Historic Architecture Review Board. Per Cedarville Engineering, their review letter has been sufficiently addressed and the Montgomery County Planning Commission review letter has been satisfied. The only items outstanding pertain to the developer's agreement and the posting of escrow. Regarding the waiver request for the fee in lieu of open space, Mr. Hylton discussed the shade tree ordinance and suggested a fee of \$10,000. Mr. Derr & Mr. Weand want the fee to instead be calculated using the standard formula. A motion was made by Mr. Weand to agree to all waivers except the fee in lieu of. Mr. Hylton seconded the motion. All in favor. A motion was made by Mr. Weand to recommend preliminary final approval to Borough Council subject to satisfaction of the Cedarville & MCPC review letters. Mr. Derr seconded. All in favor.

**Public Comments:** None.

**Blighted Property Committee:** No new business – the Blighted Property Committee is holding a bus tour of potentially blighted properties on Wednesday, May 15, 2019.

**Pottstown Regional Planning:** Ready for 100 initiative discussed at last meeting. There is a presentation scheduled for the next meeting of the Pottstown Transit Development Plan.

**Keim Street Bridge comments:** Preliminary engineering is to begin soon.

**New business:** There was a review of the Downtown & Outdoor Dining Ordinance. A hearing is scheduled before Borough Council on April 7, 2019. The Planning Commission has no comments or concerns. Mr. Weand made a motion to recommend approval to Council. Mr. Hylton seconded. All in favor.

**Adjournment:** The meeting was adjourned at 7:28pm.

DRAFT