



## *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, February 19, 2020 7:00 pm

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

Absent Members: Andrew Monastra

Additional Present: Charles Garner, Borough Solicitor  
Brian Olszak, Montgomery County Planning Commission  
Robert Flinchbaugh, Cedarville Engineering Group  
Stephanie Drobins, L & I Inspector

Meeting called to order by Mr. Derr at 7:02 p.m.

**Re-organization:** Mr. Weand nominated Mr. Derr as chair. All in favor. Mr. Derr nominated Mr. Weand as vice-chair. All in favor.

**Approval of Minutes:** Motion to accept the December 2019 minutes. Minutes accepted by Mr. Hylton, seconded by Mr. Weand. All in favor.

**58-64 King St (Derr Family Properties):** No one present for applicant. Discussion started by Mr. Garner regarding the alley. Per Doug Yerger, Public Works director, the alley is not a Borough alley. A notation will be made to the plan regarding the Borough's stance on the alley. It will be up to any individual property owner who claims to own part of the alley to prove such with the proper documentation.

**189 Shoemaker Rd (McDonalds):** Michael Jeitner and Kelly McGowan were present for the applicant. The plan is for a rebuild of the existing building.

The applicant has already appeared in front of zoning for the appropriate variances required regarding access width and signage and have been approved.

A discussion was had regarding the Cedarville review letter dated 2/13/20 and the majority of those issues have been resolved. The remainder are noted as to be complied. A waiver letter was submitted by the applicant at the meeting. Waivers #5, #6 & #7 regarding the tree requirements were discussed. There are currently 24 trees on the property. 14 trees will remain, 10 are to be removed and 13 are to be added, leaving a total of 23 trees. Per the current ordinances, 47 trees will be

required. The applicant is requesting a credit towards these trees for a fee in lieu of that was paid back in 1998. They are requesting to only pay the difference between the fee per tree in 1998 and the current rate. Mr. Hylton stated that since this is a new plan, no credit should be given and the applicant should pay the full current price per tree and is requesting a \$10,000 fee in lieu of the required trees. Waiver #8 is to requesting to do full landscaping instead of a fence where required.

A discussion was had regarding the sidewalk that is required. It was recommended that the applicant have a discussion with Public Works regarding the best way to accomplish the sidewalk. The applicant is agreeing to the sidewalk but details cannot be finalized until approved by PennDOT.

A motion was made to recommend approval of the waiver letter to Council by Mr. Weand. Seconded by Mr. Hydier. Approved by Mr. Derr. Opposed by Mr. Hylton.

A motion was made to recommend preliminary/final approval of the plan to Council, subject to compliance of the Cedarville and Montgomery County Planning Commission review letters, a \$10,000 fee in lieu of for the tree ordinance (\$500 per tree for 20 trees), and landscaping instead of fencing, by Mr. Weand. Seconded by Mr. Derr. All in favor.

**146/150 Shoemaker Rd (Pottstown Auto Wash):** Michael Jeitner and the operator of the car wash were present for the application. The plan is for renovations to the property to accommodate quick washes and to revamp the entrances and exits to the property.

A discussion was had regarding the Cedarville review letter and the majority of those will be complied with. A waiver letter was submitted by the applicant at the meeting. Waivers #5 through #8 regarding the tree requirements were discussed. 4 are to be provided leaving a deficit of 19.

A discussion was had regarding the changes to be made to the entrances and exits to the property and alterations will be finalized on the plan regarding those.

A motion was made to recommend approval of the waiver letter to Council by Mr. Hylton. Seconded by Mr. Hydier. All in favor.

A motion was made to recommend preliminary/final approval of the plan to Council, subject to compliance of the Cedarville and Montgomery County Planning Commission review letters and a fee in lieu of for the tree ordinance, by Mr. Hylton. Seconded by Mr. Weand. All in favor.

**860 Beech St (Hill School):** Plan submitted regarding an Administrative parking lot.

A motion was made to acknowledge receipt of the plan by Mr. Weand. Seconded by Mr. Hylton. All in favor.

**Public Comments:** None.

**Blight:** Charles Garner provided an updated Blight list. There were a few addresses to be reviewed:

- 207 Potts Dr was to be reviewed by the Planning Commission members to determine if the property qualifies as Blight and to allow the Licensing & Inspections department to send notice to the property owner. A motion was made to declare as Blight by Mr. Hylton. Seconded by Mr. Weand. All in favor.

- 350 Walnut St was to be reviewed by the Planning Commission members to determine if the property qualifies as Blight and to allow the Licensing & Inspections department to send notice to the property owner. At this time, all members are passing on this property and they all feel there are not significant enough issues to warrant declaring the property as Blight.
- 383 Walnut St was to be reviewed by the Planning Commission members to determine if the property can be certified as Blight. A motion was made by Mr. Weand. Seconded by Mr. Hylton. All in favor.

**Pottstown Regional Planning:** A meeting is scheduled for the following Wednesday to discuss the High Street Study throughout the region.

**Keim Street Bridge:** The Keim Street Bridge study is nearing completion (expected to be completed in June at the latest). There is a task force meeting scheduled for March 11, 2020 to be followed by a public meeting in April or May 2020.

**New business:** The Planning Commission members held a discussion regarding Council's discussion to move the Historical Architecture Review Board's meetings to the same day as Planning but to be held beforehand.

**Adjournment:** The meeting was adjourned at 8:49 pm.