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**MONTGOMERY COUNTY
PLANNING COMMISSION**
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 12, 2019

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

Re: MCPC #19-0216-001
Plan Name: 58-64 King Street
(4 lots comprising approx. 2.19 ac)
Situate: 58-64 King Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development plan in accordance with Sections 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 16, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Derr Family Properties, is proposing an expansion of the parking lot behind 58 and 60 High Street in the TTN Traditional Town Neighborhood zoning district. The parking area to which paving is being added serves a salon, as well as apartment units and a single-family residence. The parking area had been previously enlarged behind 62-64 King Street, at which time land development approval was not required. This proposal will add approximately 10 parking spaces for a total of 36 spaces. No additional building square footage is proposed at this time. The development will be served with public water and sewer.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified issues that the applicant and Borough may wish to consider prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

A. PARKING AND CIRCULATION

1. Intended Use : The Applicant should confirm the intended use of all parking on the four properties, including the parking proposed to be added, whether it will be open to the residents of those properties or restricted to patrons of the salon business on 62-64 King Street.
2. Design Standards: While the previously-expanded portion of the parking lot may have performed to a standard sufficient for its smaller intent and scale, the incremental expansion of this parking area from its first iteration may necessitate conforming to current Borough standards, as further indicated below.
 - a. As per **§22-A528.6** of the SALDO, sufficient turn-around space is required for dead-end parking areas. This should be included on the plans, particularly in the area of the expansion.
 - b. As per **§22-A528.8** of the SALDO, there is a minimum drive aisle width of 22 feet. At its most narrow point, the passage for vehicles between delineated parking spaces is 9 feet. Due to the expansion of the parking area, inducing more vehicular traffic to the rear of the site, as well as site distance issues, this condition should be remediated.
 - c. There are many existing spaces which are not dimensioned out on the plans, and some which are below the minimum area required in **§22-A528.8**. While it is permissible for up to 20% of parking to be designated “compact” spaces, it should be demonstrated that the rest of the parking area satisfies the Borough’s standards.
3. Accessible Spaces: The Borough should determine whether ADA-accessible parking spaces will be required for this parking lot.
4. Private Alley: It appears that there is an existing private alley upon which the Applicant is encroaching with parking spaces. In addition, the fence proposed adjacent to Van Buskirk’s Alley should not encroach upon the private alleyway identified on the plan.

B. ZONING

It appears that the Applicant indicated in several instances the incorrect zoning requirements for the Traditional Town Neighborhood District in their Zoning Requirement table. This should be revised.

C. LANDSCAPING

The Borough should determine what landscaping may be required for the parking area.

D. LIGHTING

The Applicant should indicate what additional lighting, if any, may be required or proposed for this parking area.

CONCLUSION

We wish to reiterate that MCPC generally supports the Applicant's proposal, but we believe that our suggested revisions will better achieve the Borough's planning objectives for commercial 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.

Sincerely,



Brian J. Olszak, Senior Planner
bolszak@montcopa.org - 610-278-3737

c: Derr Family Properties, Applicant
Barwis Construction LLC, Applicant's Representative
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Charles D. Garner Jr., Borough Solicitor

Attachments: Reduced copy of plan (1)
Aerial map (2)

Aerial map

