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**MONTGOMERY COUNTY
PLANNING COMMISSION**
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JOHN COVER, AICP
INTERIM EXECUTIVE DIRECTOR

March 11, 2019

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

Re: MCPC #20-0045-001
Plan Name: Hill School Admissions Parking Lot
(1 lot comprising approx. 38 ac)
Situate: 860 Beech Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced subdivision and land development plan in accordance with Sections 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 18, 2019. We forward this letter as a report of our review.

BACKGROUND

The Applicant, The Hill School, is proposing to renovate and remove some parking areas, sidewalks and driveways interior to their campus in the TTN Traditional Town Neighborhood zoning district. The development will remove parking in one area and combine with another area, creating a total of 22 spaces (2 more spaces than were present in both sites prior). In addition to the plan are significant landscaping, crosswalk treatments, sidewalk improvements and the relocation of existing lighting standards, as well as new standards, among other improvements. No structures are proposed as a part of this application. 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

PEDESTRIAN CIRCULATION



1. Crosswalks. The Applicant has provided detectable warning strips at the raised crosswalk; however, warning strips or plates are missing from the other proposed crossings. The Borough should determine whether these additional warning strips should be required in these other locations with this development.

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 institutional 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: The Hill School, Applicant
Robin Rhoads, Applicant's Representative
Jim Derr, Chr., Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Charles D. Garner, Jr., Borough Solicitor

Attachments: Reduced copy of plan
Aerial map

Aerial map



The Hill School Admissions Parking Lot
MCPC #200045001

Montgomery County
Planning Commission
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Year 2017 aerial photography provided by Pictometry

