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

October 16, 2019

Mr. Justin Keller, Manager
Pottstown Borough
100 East High Street
Pottstown, Pennsylvania 19464

Re: MCPC #19-0249-001
Plan Name: Walmart Supercenter Online Grocery Pickup
(1 lot comprising approx. 17 acres)
Situate: 233 Shoemaker Road
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 October 2, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, MMA & Gabriel J. Massa, is proposing a minor land development in which to add 10 new parking spaces and associated facilities for an Online Grocery Pickup area at an existing Walmart Supercenter in the HB Highway Business Zoning District. The application includes the provision of 10 new parking spaces, associated signage, and the relocation of previously-planted landscaping, among other improvements. The development is 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. VEHICLE AND PEDESTRIAN CIRCULATION

1. Parking Screening. As per **§22-510.1.D** of the SALDO, parking areas adjacent to a street shall be screened. Because new parking is created in this area, the requirements of the ordinance must be met. Chain-link fences are not a permitted fence type for this application.



2. Drive Aisle. As per **§22-A528.8** of the SALDO, drive aisles for 90-degree parking must be 22 feet wide; currently 18 feet is proposed. This should be revised.

B. LANDSCAPING

1. Relocation of Landscaping. The applicant is proposing to relocate existing landscaping on the site to permit the construction of the mobile pickup area with parking. The applicant should clarify a number of conditions, including:
 - a. Whether the same trees will be located, or if the existing trees will be removed and replaced with new trees; and
 - b. The size and species of the existing trees to be replaced.
2. Parking Lot Trees. Because of the increase in parking spaces proposed by this development, additional parking lot trees may be required as per **§§22-507** and **508** of the SALDO.

- C. LIGHTING - A lighting plan was not submitted by the applicant in this plan. If there is additional lighting proposed or altered as a part of this submission a lighting plan must be submitted, especially since the area will generate customer activity.

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: David Bailey, Applicant
Barry Isett and Associates, 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

