



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, January 18, 2023, 7:00 pm

Present Members: Jim Derr; Chair, Dan Weand, Brian Hydier, Rich Bouher, Thomas Hylton

Absent Members: None

Additional Present: Chuck Garner, Borough Solicitor
Michael Narcowich, Montgomery County Planning Commission
Jill Cutler, Cedarville Engineering Group
Winter Stokes, Zoning/Planning Administrator

Meeting called to order by Mr. Derr at 7:00 p.m.

Approval of Minutes: A motion to accept the November 2022 minutes was made by Mr. Weand, seconded by Mr. Hydier. All in favor.

454 King St- Lot Line Revision

Bradford Grauel; OTM LLC (survey and land planning design firm) and Ken Zimmerman; Three Diamond Group, LLC (applicant) were present. Mr. Grauel explained this is an adjustment to a previous sales agreement between the owners of 454 King Street (A & B on the plan) and 19 N. Washington Street (C on the plan). It was noted that area B has a mailing address of 17 N. Washington; however, the parcel address is 454 King Street.

Area B will be conveyed to parcel C. This is basically a Deed of Correction due to a transfer of ownership. No other changes are being proposed. Mr. Zimmerman said C is the laundromat and B had been a restaurant at one time.

The Board asked about sewer and water. Ms. Stokes read Doug Yerger's (Director Public Works) review comments, "Based on our investigation, it is correct to annex parcel B to parcel C as water and sewer lines will be part of the existing system within parcel C."

Ms. Cutler noted there are waivers to be discussed this evening and Mr. Narcowich said comments in the County Planning letter were addressed. Ms. Stokes said she issued a zoning letter addressing design and parking standards and permitted uses. These items are considered pre-existing, legally non-conforming.

5 waivers were discussed. The Board discussed the waiver request for trees and fee-in-lieu of trees. Some members felt this requirement would cause an undue burden on the applicant as they are only correcting a deed.

A motion was made by Mr. Weand, seconded by Mr. Bouher to recommend to Borough Council preliminary final approval of the minor subdivision subject to satisfying the comments set forth in Cedarville's letter of January 11, 2023, and the Montgomery County Planning Commission letter of December 20, 2022. All in favor.

A motion was made by Mr. Weand, seconded by Mr. Bouher, to recommend to council those waivers outlined in the applicant's engineer letter of January 16, 2023, be granted. 4 in favor, 0 opposed.

Public Comments: None

Blight: Mr. Hydier said 62 properties were removed from the blighted list during 2022 as a result of resale, repair, etc. Mr. Garner reported that the Blighted Property Review Committee had resolved the following properties to be blighted under the criteria within the ordinance: 109 N. Hanover Street, 308 ½ Union Alley and 261 W. Beech Street. He requested that the Planning Commission view those properties at their convenience so they would be in position to take formal action to resolve those properties to be blighted at their next meeting.

Pottstown Regional Planning (PMRPC): Mr. Narcowich said that a Raise Grant is being considered. This is related to Keystone Blvd. Kourtney High (grant writer) will have further information.

Keim Street Bridge: No update.

New business: Several waivers of land development and 1 conditional use application were listed for informational purposes and briefly discussed:

- A. 1301 Glasgow St – 960 sq. ft. garage
- B. 860 Beech St - 1,445 sq. ft. chapel addition
- C. 540 W. Walnut St – community play space
- D. 75 W King St – walkway; now on hold
- E. 20 E. Seventh St - office

Adjournment: The meeting was adjourned at 7:32 p.m.

WLS