



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 20, 2021 7:00 pm

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

Absent Members: Andrew Monastra

Additional Present: Charles Garner, Borough Solicitor
Danelle Baer, Montgomery County Planning Commission
Bob Flinchbaugh, Cedarville Engineering Group
Winter Stokes, Zoning Officer

This meeting was held via video conference (GoTo Meeting) due to the COVID-19.

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

Approval of Minutes: Motion to accept the December 2020 minutes was made by Tom Hylton, seconded by Mr. Hydier. All in favor with Mr. Weand abstaining.

804 Farmington Ave- M&M Lube building addition

Brian Boyer of Boyer Engineering was present to further discuss the proposed building addition on the property which is currently an auto repair facility.

Several zoning issues were raised and discussed. Ms. Stokes will request clarification of the zoning Order by the Zoning Hearing Board Solicitor and she will review the requirement for parking lot fencing.

The Cedarville letter of January 20, 2021, and the applicant engineer's waiver request letter dated January 14, 2021, were discussed. The Commission supports granting of the waivers to include a fee- in-lieu of for 2 trees (\$500 per tree) as this is an ongoing operational business for many years, and the construction of a building addition would not be a significant change to warrant implementation of these additional requirements.

Mr. Boyer will discuss the fee-in-lieu of trees with his client and will provide follow-up. He will then issue a revised waiver letter. Mr. Garner noted that there is a deadline for Council to act at its February meeting.

Fire Marshal comments are still to be reviewed.

A motion was made by Mr. Weand to recommend to Council Preliminary/Final approval of the Minor Land Development plan subject to compliance with the Cedarville letter of January 20, 2021, the county letter of December 7, 2020, and the payment of \$1,000.00 as a fee in lieu of two street trees. Seconded by Mr. Hilton. All in favor.

A motion was made by Mr. Hilton to recommend the waivers A through D as outlined in Cedarville's letter of January 20, 2021, and to include a waiver from the requirement to provide two additional street trees pursuant to § 22-505.1. Seconded by Mr. Weand. All in favor.

Public Comments: None.

Blight: The Blighted Property Committee met this afternoon. The committee is going to focus on alleviating blight on properties along High Street while working with the Land Bank. They plan to meet again next month.

Pottstown Regional Planning (PMRPC): Ms. Baer advised that there is a full agenda for the January 27th meeting. The agenda includes two regional zoning updates, two regional land development projects, and review of New Hanover's draft Comprehensive Plan.

Keim Street Bridge: No change; still in the preliminary engineering phase.

New business: Nothing to report.

Adjournment: The meeting was adjourned at 7:30 p.m.