



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, May 20, 2020 7:00 pm

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

Absent Members: None

Additional Present: Charles Garner, Borough Solicitor
Brian Olszak, Montgomery County Planning Commission
Robert Flinchbaugh, Cedarville Engineering Group
Winter Stokes, Zoning Officer
Stephanie Drobins, L & I Inspector

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

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

Approval of Minutes: Motion to accept the February 2020 minutes by Mr. Weand, seconded by Mr. Hylton. All in favor.

58-64 King St (Derr Family Properties): Elizabeth McGovern (lawyer for applicant) and Bob Stewart with Barwis Construction (engineering consultant for applicant) were present on behalf of the applicant. Discussion was held regarding the Cedarville Engineering review letter dated 3/13/20. The applicant has addressed Cedarville's comments in previous letters and there are a series of waivers being requested. Bob Flinchbaugh from Cedarville has no objections to the waivers except regarding trees. A fee in lieu of will be requested.

Resurfacing of the work area is to be done tomorrow. A request for it to be done prior to plan approval was submitted to and approved by the Borough Manager, Justin Keller. This was requested so that the work could be performed while the business is currently shut down due to COVID-19.

Mr. Hylton stated that the waivers were already granted in December of 2019 and the fee in lieu of was included in the approval.

A motion to recommend approval of the waivers (including the fee in lieu of street trees) was made by Mr. Hylton & seconded by Mr. Weand. All in favor. (This was done for a second time since it could not be confirmed that it was done in December of 2019.

A motion to grant preliminary/final approval pending compliance with the review letters from Cedarville Engineering and the Montgomery County Planning Commission, a note to be included on the plan regarding the ownership of the contested alley, recording of an easement agreement and fee in lieu of six trees was made by Mr. Weand. Seconded by Mr. Hydier. All in favor.

860 Beech St (Hill School parking lot): Robin Rhoads was present on behalf of the applicant. Mr. Monastra has recused himself from the plan discussion and is abstaining from voting as he does legal work for the Hill School.

The plan is for an update of the parking lot that serves the Quadrivium and Administrative building. There have been three submissions to Cedarville Engineering to discuss the review letter and all comments have been addressed. Numerous waivers have been requested due to the school setting and not being required to address certain issues as the surrounding areas are all part of the school grounds. Cedarville Engineering has no objection to the waivers being requested but there will be a fee in lieu of open space requested in the amount of \$1,350.00.

Mr. Hylton questioned what the additional amount of impervious surface would be. 1,543 square feet.

A motion was made to recommend approval of the waiver letters by Mr. Hylton. Seconded by Mr. Hydier. Mr. Monastra abstained. Remainder in favor.

A motion to grant preliminary/final approval pending compliance of the Cedarville Engineering review letter dated 3/13/20, the Montgomery County Planning Commission review letter dated 3/11/20 and fee in lieu of open space in the amount of \$1,350 made by Mr. Weand. Seconded by Mr. Hydier. Mr. Monastra abstained. Remainder in favor.

Mr. Rhoads requested that they begin work next week prior to obtaining Council approval. Mr. Garner recommended he send a request in writing to the Borough Manager, Justin Keller, and he would check with Licensing & Inspections to see if that could be done.

233 Shoemaker Rd (Walmart grocery pick-up): Brad Kern and Jim Higgins from MMA Architects were present for the applicant. The application is to establish pick-up locations (parking spots) in the parking lot for online orders. The customer will order online and be given a designated time slot for pick-up. Once they arrive and park in a designated parking stall, they call the phone number listed and an associate brings the order out to the vehicle. The customer is then able to leave the parking area without having to enter the store. The plan submitted includes re-stripping the existing parking stalls, adding directional signage to the designated parking stalls and adding building signage to lead customers to the specified areas. There is no change planned to the lighting or drive aisles. There will be 14 designated stalls for online grocery pick-up. This will reduce the total number of parking stalls but will still meet current parking requirements.

Mr. Flinchbaugh noted that this was a change from the plan that was submitted last year and does not expand the current parking area. There are five waivers being requested from the Cedarville Engineering review letter dated 5/19/20. The fee in lieu of open space and landscaping are not applicable. Cedarville has no objection to the waivers.

A motion was made to recommend approval of the waivers by Mr. Weand. Seconded by Mr. Monastra. All in favor.

A motion to recommend preliminary/final approval subject to compliance of the Cedarville Engineering review letter dated 5/19/20 and the Montgomery County Planning Commission review letter dated 4/28/20 was made by Mr. Weand. Seconded by Mr. Hydier. All in favor.

Ordinance Revision: A draft of an ordinance was presented regarding the KEEP and CSW Gasification Facility. There is to be a public hearing at the June Council meeting. There was a discussion between the Commission members regarding what the ordinance entails. A motion to recommend that Council adopt the ordinance was made by Mr. Hydier. Seconded by Mr. Hylton. All in favor.

Public Comments: None.

Blight: No updates at this time. The Blighted Property Committee has not met for a few months.

Pottstown Regional Planning: There is a meeting scheduled for next Wednesday (5/27/20) to discuss a new ordinance. There will be a presentation from Matt Edmund regarding the intersection at High St & Moser Rd.

Keim Street Bridge: No updates at this time.

New business: None.

Adjournment: The meeting was adjourned at 8:01 pm.