



## *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, October 21, 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  
Danelle Baer, Montgomery County Planning Commission  
Robert Flinchbaugh, Cedarville Engineering Group  
Winter Stokes, Zoning Officer

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 correction to March 2019 minutes by Mr. Weand, seconded by Mr. Hylton. All in favor. Motion to accept the May 2020 minutes by Mr. Weand, seconded by Mr. Hylton. All in favor.

**331 Circle of Progress:** The Applicant, John Giannopoulos, and his engineer, David Touring of Wilkinson Associates, presented the project to the Planning Commission. They acknowledge that the Bocce Court had essentially been installed. In addition, the Applicant proposes to install, at some point, a Cabana Bar.

Comments outlined in Cedarville's letter of October 14, 2020 were discussed, as well as Montgomery County Planning Commission letter of October 7, 2020. The Applicant essentially acknowledged they will comply with the comments set forth in the letter.

The Applicant acknowledged the need for waivers to the following items of Cedarville's review letter dated October 14, 2020:

- #8 and #10 to show features within 100 feet of site, as required, and
- #14 the requirement to dedicate open space. To submit fee in lieu of.

Mr. Garner explained the calculation of fair market value per acre. The Applicant will submit a letter to indicate a proposed fee in lieu of open space (.046 acres).

Mr. Derr asked for further details about the cabana portion of the plan. Mr. Giannopoulos said the installation of the Cabana Bar will not be installed immediately due to COVID. Mr. Giannopoulos confirmed that one to two trees will be removed but will be replaced. They hope to install landscaping and a water feature when the cabana bar is installed. Mr. Flinchbaugh confirmed that the cabana was considered in his review of the project.

There was discussion about the proposed speed bump that the applicant was going to install, since a portion of the speed bump appeared to be in the right-of-way. It was explained that the purpose of the bump primarily to address some stormwater concerns from the Circle of Progress Drive and not to slow traffic. It was discussed and agreed that Doug Yerger (Public Works Director) must weigh-in on this issue.

The Planning Commission formally voted to recommend that Borough Council grant waivers. A motion was made by Mr. Weand. Seconded by Mr. Hylton. All in favor.

A motion to grant preliminary/final approval pending compliance with the review letters from Cedarville Engineering and the Montgomery County Planning Commission, and the Applicant paying a fee in lieu of open space was made by Mr. Weand. Seconded by Mr. Hylton. All in favor.

**Public Comments:** None.

**Blight:** No updates at this time. The Blighted Property Committee has not met due to COVID-19.

**Pottstown Regional Planning:** The Pottstown Metropolitan Regional Planning Committee (PMRPC) received a \$75,000 grant from DCNR to continue the mini grant program. PMRPC will be voting to renew the regional contract during this month's meeting.

**Keim Street Bridge:** In preliminary engineering phase.

**New business:** None.

**Adjournment:** The meeting was adjourned at 7:31 pm.