



## *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, November 16, 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.

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

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

#### **860 Beech St- The Hill School New Dormitory:**

Robin Rhoads; The Hill School, and his engineer Jake Medendorp; Pennoni Assoc., presented the project to the Planning Commission. Comments outlined in Cedarville's letter of November 17, 2020 were discussed, as well as Montgomery County Planning Commission letter of November 12, 2020. The Planning Commission viewed the project as the "project area" when discussing the land development rather than the entire Hill School site.

Mr. Medendorp presented architectural elevations of the proposed building. It was noted that the new building would be fully sprinklered. The applicant suggested the use of a newer type of Stormwater BMP. They further indicated that they believe they could satisfy the landscaping and tree requirements. Ms. Baer said that County Planning suggested the planting of sugar maple trees as they are declining in our area. The applicant also agreed that they would pay a fee in lieu of open space, which calculated to be .27 acres.

The letter from Cedarville dated November 17, 2020 contains 21 separate waivers, many of which relate to the fact that the project includes only a small portion of the Hill School property.

A motion was made by Mr. Weand to grant preliminary/final approval subject to compliance with the Cedarville Engineering letter dated November 17, 2020, the Montgomery County review letter dated

November 12, 2020, and the applicant paying a fee in lieu of open space. Seconded by Mr. Hylton. All in favor except for Mr. Monastra, who abstained.

A motion was made by Mr. Weand to recommend that Borough Council grant waivers as indicated in the Cedarville engineering letter dated November 11, 2020. Seconded by Mr. Hydier. All in favor except for Mr. Monastra, who abstained.

**850 N. Adams St (Parcels #1600-0015-4001 & 1600-0015-2003) Lot Line Change - The Hill School and Brookside Country Club:**

Rob Beers; Barry Isett, Rick Wood; The Hill School, and J.A. Konnick; Brookside Country Club presented this project. The purpose of the application is to readjust the existing lots in order that the facilities owned by Brookside County Club (BCC) would be located on one lot, as opposed to separate lots. The property, comprising of several lots, is owned in combination by BCC and The Hill School. At this time, BCC is leasing the golf course back from The Hill School.

There are no physical improvements proposed as part of this lot line adjustment. Rather, a shifting of lot lines. Mr. Beers stated these parcels have been this way since the early 1900's and The Hill School has offered utility and access easements as the BCC parcels would become land locked.

A motion was made by Mr. Hylton to recommend to Council Preliminary/Final approval of the Minor Land Development/Lot Line Adjustment, subject to the applicant complying with the Cedarville letter dated November 18, 2020, and the Montgomery County Planning Commission letter dated November 12, 2020. Seconded by Mr. Weand. All in favor except for Mr. Monastra, who abstained.

A motion was made by Mr. Weand to recommend the waivers that were specifically outlined in the Barry Isett engineering letter dated November 17, 2020. Seconded by Mr. Hydier. All in favor except for Mr. Monastra, who abstained.

**Public Comments:** None.

**Blight:** The Blighted Property Committee has not met due to COVID-19.

**Pottstown Regional Planning (PMRPC):** The Delaware Valley Regional Planning Commission (DVRPC) offers their planning services for a project in the Pottstown region every few of years. Conversations have begun to determine what planning project they will be conducting in the 2022 fiscal year, following the completion of the High Street study. At PMRPC's December meeting, a representative from DVRPC will be presenting potential topics.

**Keim Street Bridge:** Still in preliminary engineering phase.

**New business:** 2021 meeting dates were approved. Mr. Derr noted that the beginning of Yom Kippur is September 15, 2021. The Commission is willing to work around this date if needed.

**Adjournment:** The meeting was adjourned at 7:41 pm.