



POTTSTOWN BOROUGH PLANNING COMMISSION

Pottstown Borough Hall Council Chamber Room

100 E. High Street

January 18, 2017

7 p.m.

Present: Deborah Penrod -Chairperson, Dan Weand
Jim Derr, Dennis Arms, and Barry Beasley Jr. Members

Also Present: Donna Fabry, Montgomery County Planning Commission
Carol Schuehler, P.E., Cedarville Engineering Group
Charles Garner, Borough Solicitor
Stephanie Drobins, Licensing & Inspections

Meeting called to order by Mrs. Penrod at 7:02 pm

Approval of Minutes:

The November 16, 2016 planning commission meeting minutes were accepted. Mr. Weand motioned, seconded by Mr. Derr. Motion carried.

505 Lincoln Ave project:

Donna Fabry questioned if conditional use approval was needed. Mr. Garner will request Maria Bleile (zoning officer) write a zoning review letter. Due to no applicant appearance and no response to the review letters, Mr. Garner recommended the members reject and deny the application. Mr. Arms motioned, seconded by Mr. Weand. It was then withdrawn as the applicant showed up at 7:09pm. Arthur Herling stated he's getting ready to submit a formal response to the RVB & Montgomery County review letters but does not think conditional use applies. Mr. Arms voiced his concern that there are 256 single family homes for sale and we're trying to conserve open space, why build 6 more homes. Mr. Derr questioned if there would be a homeowner's association. Per Mr. Herling, there would be 6 lots under common ownership with a landlord/tenant relationship. There would also be the possibility to sell the lots off individually down the road. If not subdividing, a homeowner's association would be set up. Mr. Garner again recommended rejecting and denying the application pending a 90 day waiver being signed by the applicant and responses to the review letters. Again motioned by Mr. Arms and seconded by Mr. Weand. Motion carried.

Public Comment:

Numerous members of the public were in attendance to voice their concerns about the 505 Lincoln Ave project. Those of the public in attendance are as follows: Ken Yerger, 508 Lincoln Ave; Diane Moore, 509 Lincoln Ave; Ari & Chrissy Gutkin, 507 Lincoln Ave. The Gutkins agree with Mr. Arms, they purchased their home 5 years ago because of the vacant lot and they're concerned with there's only 10 feet between their house and the proposed structure. Mr. Yerger questioned whether the property owner will be the landlord or if there will be a homeowner's association. There are also concerns on snow removal.

441 Burdan Dr project:

Receipt acknowledged, satisfaction letters received from RVB & Montgomery County. Applicant has submitted all necessary waivers to not show existing features. Dane Moyer from Bursich explained the plans and requested to recommend approval to council. Mr. Arms motioned to recommend council approve, seconded by Mr. Beasley. Motion carried.

Discussion of possible Landbank presentation.

Old Business:**Blighted Property Committee**

All action taken at last meeting. List from January 18, 2017 Blight meeting to be reviewed. Mr. Garner stated an updated list will come out early February. Mr. Beasley questioned 337 Lincoln Ave.

Pottstown Regional Planning

Ms. Fabry updated the Commission. Pursuing traffic study through DelVal beginning July, includes other local municipalities including but not limited to New Hanover & Douglass townships. The Greenway Study is ongoing.

Keim Street Bridge

No new updates

Sustainability Plan

Presenting at joint school board / council meeting tentatively on February 21, 2017.

New Business

Approval of 2017 meeting dates was motioned by Mr. Weand and seconded by Mr. Beasley. Motion carried.

Adjournment

Meeting was adjourned at 7:53 P.M.