



Borough of Pottstown

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***POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
July 23, 2009
7:30 p.m.***

MINUTES

Present: Dan Weand, Chairperson, Stephen Toroney, Vice Chairperson, Thomas Hylton & Karen Weil

Also Present: Charles D. Garner, Borough Solicitor
Doug Dilliplane, P.E., Bursich Associates
Joseph Fay, architectural consultant
Karen Lewandowski, Administrative Assistant II

Absent: Terry Fetterman

Meeting called to order by Mr. Weand at 7:30 p.m.

Approval of minutes

Mr. Toroney motions to approve the minutes of June 2009 Planning Commission Meeting, seconded by Ms. Weil.

Motion carried.

317 Chestnut Street, architectural review – Mr. Fay states to the commission the application is to introduce a new column / post to the rear corner of the front porch. Mr. Fay displays a picture and expresses his concern that the purpose of the column may be to support a failing beam and is concerned with the attempt to solve the problem of the beam with this column. Mr. Fay's recommendation would be that the homeowner pursues proper structural attachment; the way the house was originally designed. Further suggests working with their Code Enforcement Officer and go in that direction first. Discussions ensue regarding footers, the type of roof and the design of the column.

Mr. Toroney motions to deny the application, seconded by Ms. Weil.

Motion carried.

382 N Evans Street, architectural review – Mr. Fay shares pictures have the property and another example with the commission for a reference. Mr. Fay advises the commission that the owner desires to replace the porch. He recommends the design reflect what occurs down the street. There is a series of homes that all had the same porch but over the years these have been changed. What they did down the street was box columns. The suggestion would be to match the attached property or the box columns.

Discussions ensued regarding matching the attached property or a second option to install the architecturally correct columns.

Ms. Weil motions that the replacement of the porch mirror the other half of the double subject to the approval of the Codes Department, seconded by Mr. Toroney.

Motion carried.

1314 E High Street, architectural review – Mr. Fay advises the commission that the project is to remove the vestibule at the front of the building. Representatives of the Hedwig House, who occupy the property are present provide comment regarding removal to finish painting the porch. Mr. Fay recommends removal of the vestibule. Additional discussions regarding replacement of tongue & groove materials, minor repairs of lattice under the porch.

Mr. Toroney motions to approve as submitted the removal of the vestibule with repairs required, seconded by Ms. Weil.

Motion carried.

634 Lincoln Avenue, architectural review – Owner, Delores Cole and Isaiah Jones present to represent the project refer to the submitted sketch as proposed. Mr. Fay recommends project as submitted.

Mr. Toroney motions to approve as submitted, seconded by Ms. Weil.

Motion carried.

961 S Hills Boulevard, architectural review – Scott Burnley, contractor, present to represent the project on behalf of the owner. Mr. Burnley indicates that he would like to build a wood platform on top of a 5x7 stoop so that the owner can exit from the front door without a step. Will add new steps and add railing all on the same footprint. Mr. Fay indicates that basically what they want to do is add the porch and add new staircase handrail and spindles. The intent is to get the deck to be the same level as the front door, square spindles and colonial style handrails. Mr. Fay would recommend approval as submitted. Discussions ensued regarding masonry concrete, existing footers, wood, trex and vinyl.

Ms. Weil motions to approve the changes to 961 S Hills Blvd as presented by Scott Burnley and Joe Fay, seconded by Mr. Toroney.

Motion carried.

613 State Street, architectural review – Mr. Fay advises the commission that the owner proposes to add a deck onto the home. Thomas Delaney, owner, present to represent the project. Discussions regarding the sketch, adding a door in the rear replacing the window, the bottom stringer for the railing, wrap around, permits required.

Ms. Weil motions to approve 613 State St as stated, seconded by Mr. Toroney.

Motion carried.

434 West Street, subdivision & land development – Bob Smith present to represent the project questions comments from the county, Mr. Ennis presents a letter from the county. Mr. Smith starts with the Bursich letter:

Subdivision and Land Development:

Item 1 section 400.C.2 – questioning the lateral. Mr. Dilliplane advises that they must speak with Mr. Yerger in the Public Works Division.

Item 4 Section A522 – proposing to vacate ½ the width of the alley. Mr. Garner advises that an ordinance will have to be passed with a signed petition from adjacent property owners. Mr. Garner will supply a copy of the petition to the applicant.

Mr. Toroney questions the condition of the arch. Mr. Garner provides comment to the fact that the arch is along private property and designation of responsibility regarding the arch. Mr. Toroney adds his comments concerning the machinery passing over the arch area.

Mr. Smith requests on behalf of the owner Piccone, a recommendation of preliminary final approval. Mr. Smith advises the commission that they are seeking waivers of the following: A505, A520 & A529.1.E.

Mr. Toroney motions to recommend the following waivers of the following sections A505, A520 & A529.1.E of the Bursich letter, seconded by Ms. Weil.

Motion carried.

Ms. Weil motions to recommend preliminary final approval of the Piccone subdivision and land development plan subject to compliance with the Bursich letter of July 17, 2009 and the county letter dated July 23, 2009. Applicant to vacate the entire alley width adjacent to Lot 4, a payment of a fee in lieu of open space, a note on the plan indicating obligation of property owners to maintain the stone drainage arch, seconded by Mr. Toroney.

Motion carried.

Mr. Garner advises the representative that he is not certain this will go to council in August. He will provide the applicant with the paperwork regarding the petition.

Plum Street: 56 & 58 S Charlotte St and 51 S Evans St, reverse subdivision & land development – Cary Nace, owner’s legal representative, present to represent the project. Ms. Nace reviews the history of the project with the commission as it was addressed in 2008. Resubmission of this project resulted in a review letter from Bursich dated July 7, 2009:

Subdivision & Land Development:

2. Sections A532 & A533 – they are working with Public Works regarding the connections and proper applications. Still waiting for comments from Public Works.

Storm water Management & Grading Comments:

1. Doug Dilliplane is requesting calculations to prove that the 18 in silt fence will be enough during the construction or install a higher fence. The owner, Frank McLaughlin, advises there is an existing chain link fence there. Mr. Toroney clarifies the location of the fencing with the owner.

Ms. Nace speaks to the commission regarding the fee in lieu of amounts that the applicant is proposing. Discussions ensue regarding the same at \$500.00 per unit with an end total of \$7000.00.

Mr. Garner advises the applicant that the Planning Commission recommended a preliminary final approval and Borough Council made a preliminary approval subject to conditions of fee in lieu of open space, turn around on Plum Street, emergency access as per the Fire Chief & improvements to Plum Street. These are the items listed by council. Discussions regarding refuse pick up, association agreements, apartments, councilor concerns, formula suggested for fee in lieu of and ultimate cost of an appraiser.

Mr. Toroney motions to recommend final plan approval of Plum Street subject to compliance of Bursich letter dated July 7, 2009, the applicant satisfying the conditions imposed by Borough Council at the time of preliminary approval and a fee in lieu of open space at \$500 per unit for a total of \$7000, seconded by Ms. Weil.

Discussions regarding the previous review of the plan.

Motion carried.

Public Comment

Old Business

Blighted Property Committee – Mr. Weand advises there was a meeting this afternoon and they are making progress. Next month, August 27th at 3:30 PM the committee members will be taking a tour of several properties and he extended an invitation to the commission members to attend.

Pottstown Regional Planning – Mr. Toroney advises that there has not been a meeting.

Keim Street Bridge comments – Mr. Dilliplane advises that nothing has been approved. Mr. Toroney questions the trail way extension along Rte 724. Discussions continue regarding the trail.

Comprehensive Plan update – Mr. Ennis distributes documentation to the commission for their review and requests that any comments be directed to him for consideration.

New Business

Mr. Hylton discusses with the commission the matter concerning changing the meeting date and time. He requests a consideration of future changes to the November and December 2009 meeting dates because of the holidays. The month of November 2009 change the meeting date to the 18th and December 2009 change the date to the 16th. It is agreed and the changes should be advertised at a later date. Will confirm with the Borough Manager's office for availability of the space.

Adjournment

Meeting adjourned at 8:32 PM.