

**BOROUGH OF POTTSTOWN**



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**POTTSTOWN BOROUGH PLANNING COMMISSION  
Council Chambers Room**

1. Approval of April 2022 Meeting Minutes

Documents:

[4-20-22 Minutes.pdf](#)

2. 144 W High St (Montgomery County College) = deadline July 27, 2022

3. 816-842 Queen St (even side) Precision Polymer) = deadline October 8, 2022

Applicant is not ready to present revisions.

4. Public Comments

5. Old Business

- a. Blighted Property Committee
- b. Pottstown Regional Planning
- c. Keim Street Bridge Comments

6. New Business

7. Adjournment



# *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, April 20, 2022, 7:00 pm

Present Members: Dan Weand, Vice Chair  
Brian Hydier, Thomas Hylton, Rich Bouher

Absent Members: Jim Derr

Additional Present: Matthew Hovey, Assistant Borough Solicitor  
Danelle Baer, Montgomery County Planning Commission  
Bob Flinchbaugh, Cedarville Engineering Group  
Winter Stokes, Zoning/Planning Administrator

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

**Approval of Minutes:** A motion to accept the May 2022 minutes was made by Mr. Bouher, seconded by Mr. Hylton. All in favor.

### **860 Beech – Hill School Turf Field**

Mr. Bouher advised that as an employee of the Hill School he will abstain from the conversation on this project. Mr. Hovey advised that a member of his firm represents the Hill School and as such he can provide guidance on procedural aspects of the meeting but cannot offer legal advice.

Project engineer John Medendorp; Pennoni Associates, distributed an amended waiver request and presented a revised site plan which addresses trees per Chapter 22; §504. 22 total trees are required for open space (based on 4 acres). 6 trees exist and 16 red maples will be planted. 10 trees were taken down along Jackson Street. Rather than replant street trees that area the Hill School offered to pay the fee-in-lieu of due to space restrictions (\$500.00 per tree = \$5,000.00).

Mr. Medendorp asked for an explanation of why Council requested a voluntary Contribution of \$15,000.00. Mr. Hovey advised that this question should be addressed to Borough Administration.

A motion was made by Mr. Hydier, seconded by Mr. Hylton to recommend approval of the proposed landscaping plan depicting the 22 shade trees along the turf field, acceptance of a proposed fee-in-lieu of the 10 required street trees along Jackson Street totaling \$5,000, and a \$15,000 voluntary unrestricted contribution to the Borough as a conditional of preliminary/final approval of the land development plan. Three in favor, zero objected, and Mr. Bouher abstained.

### **144 W High Street – Montgomery County College**

Representatives for the college requested to be removed from this evening's agenda.

### **816-842 (even) Queen Street – Precision Polymer**

Michael Murray; OWM Law and Jared Lowman; Nave Newell, Inc. presented this project. Mr. Murray explained that Precision Polymer currently has a facility at this location, and they will be expanding. A

Conditional Use was required as the use is over 20,000 square feet. This approval was granted 2 weeks ago. They are here this evening to introduce the project and receive feedback from the Commission. Waiver requests will follow.

Mr. Lowman said approximately 8 or 9 parcels will be consolidated as a part of the application. He noted the proposed and current off-street parking areas and the demolition of one residential dwelling. The expansion will consist of an approximate 15,000 square foot building. The existing building is 8,000 square feet. The architectural details have not been finalized for submission. An underground stormwater facility will run under the proposed parking lot and will tie into an existing culvert in the alley behind. There is also an existing rain garden on the existing parking lot. A buffer along the parking lot will be added.

Mr. Hylton clarified tree count requirements as 1 tree per 4 spaces. Mr. Lowman said they are aware as a revised Cedarville Engineering letter was just issued. Mr. Hylton asked them to consider staggered tree planting along Queen. Perhaps remove damaged Ash trees and those which have been butchered by PECO and replant with PECO friendly trees. Mr. Hylton said tree wells are becoming bigger as to not damage sidewalks. Mr. Lowman said he would review this.

Ms. Baer asked about the appearance of the addition as an architectural was not submitted. Mr. Lowman said it will be the same type of materials along the street frontage as the existing building. He said loading docks will not be installed on the addition as it will be a "clean room". Likely there will be no windows; however, the exterior hasn't been designed yet. Mr. Hylton suggested installing "fake" windows. He explained that in Brickville, PA there is an example of a new building on a main street which has many historic buildings. The installed a fake window façade and it looks nice. Ms. Baer said that County Plannings concern is that they would be more than doubling the length of the façade and now will have a large brick wall in the middle of a residential community.

Mr. Flinchbaugh asked what type of waivers they may be requesting. Mr. Murray and Mr. Lowman said they would like to offer a fee-in-lieu of dedicated open space and will ask for a waiver to install curbs along the alley. Other waivers will likely follow the initial project, to include a Phase 1 environmental study. Mr. Murray said they are not asking for action tonight; they wanted to present the project and receive comments.

#### **Public Comments:**

**Blight:** Mr. Hydier said there was a meeting today. 3 blighted properties have sold (1057 South, 30 Walnut, and 1210 Queen). There were no additions to the list and there may be a bus tour next month.

**Pottstown Regional Planning (PMRPC):** Ms. Baer said there will be a meeting next Wednesday. New Hanover is on the agenda with a zoning map and text revision.

**Keim Street Bridge:** No new information.

**New business:** Mr. Bouher asked how many times the Planning Commission has asked for a voluntary non-defined contribution. The other members of the Planning Commission and those present could not provide a total. Mr. Hovey explained the difference between restricted contributions and unrestricted contributions for an identified purpose, and that, generally speaking, the Borough prefers unrestricted contributions, with or without an identified purpose, as there is more flexibility in how the funds can be spent as needs change. Mr. Hovey recommended that he focus his inquiry to staff on the number of times the Planning Commission or Council asked for unrestricted contributions without an identified purpose

**Adjournment:** The meeting was adjourned at 7:40 p.m.