



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 19, 2023, 7:00 pm

Present Members: Jim Derr; Chair, Dan Weand, Thomas Hylton

Absent Members: Brian Hydier, Rich Bouher

Additional Present: Chuck Garner, Borough Solicitor
Michael Narcowich, Montgomery County Planning Commission
Jill Cutler, Cedarville Engineering Group
Winter Stokes, Zoning/Planning Administrator

Meeting called to order by Mr. Derr at 7:05 p.m.

Approval of Minutes: A motion to accept the January 2023 minutes was made by Mr. Weand, seconded by Mr. Hylton. All in favor.

The Hill School: Beech Street Tennis Facility

Nate Burns; Langan Engineering, presented this project. The existing tennis courts will be renovated, and a 10,200 sq. ft. (5,100 ft. each level) tennis facility will be constructed. The facility will provide locker rooms, storage facilities, and toilets (no showers) on the ground floor with the upper floor being used for team meetings, offices, and a viewing platform. Outdoor seating and off-street parking spaces will also be added. It was noted that 6 additional parking spaces will be added to the required number of 31. There will be a one-way entrance from Beech St. and a one-way exit onto Thomas St.

Stormwater management will be underground and split between 2 locations and then routed along with existing utilities out to connection at the intersection of Beech St. The Beech St. wall will be maintained.

Waivers were discussed. Item 6 on the Cedarville letter refers to a crosswalk on Beech St. An existing crosswalk located in the center of the block was discussed. This crosswalk is not designed for ADA accessibility. Mr. Hilton said this crosswalk was used when Edgewood Elementary School was located in the area and there was a crossing guard. Edgewood school no longer exists and there is no footpath from this area into the tennis courts. It was agreed that as a part of this project the existing, mid-block crosswalk will be removed.

Tree count and placement was discussed. Mr. Burns said a tree study was recently performed for the entire site which identified 1,798 existing trees, 22 additional were recently added. He will forward the results to Planning Commission members. Due to this, they are asking for a waiver to open space trees.

Mr. Burns said they will provide the required street and parking lot trees (25 total) but asked for permission to place the street trees around the new building and parking area instead of along Beech St. Planning members agreed and felt it is best to also remove 2 of the extra off-street parking spaces to allow for infiltration islands with trees to help shade the parking area. Mr. Burns said they would need to rework the

subsurface infiltration basin under the parking lot. Once it is confirmed that they can accommodate the utilities they will make those changes. It was noted that the southern exposure should have more shade.

Mr. Garner inquired if the street tree count was correct (15 or 17 required for street trees). Mr. Burns said if Cedarville determines 2 additional trees are required, they will plant them.

It was noted that the courts themselves will not have lighting and the height of the parking lot lights will be corrected. Mr. Derr inquired if exterior bottle filling/hydration stations will be provided. *(On April 20, 2023, Mr. Burns confirmed that a bottle filling station is on the plan.)*

Requested waivers were reviewed and supported. 1 additional waiver was discussed and supported this evening (22-511.A.1), Mr. Burns will submit a revised waiver request letter.

A motion was made by Mr. Weand, seconded by Mr. Hylton to recommend to Borough Council preliminary final approval of land development subject to satisfying the comments set forth in Cedarville's letter of April 17, 2023, the Montgomery County Planning Commission letter of April 13, 2023, the HRG letter of April 17, 2023, providing an aerial photo of the site, elimination of the crosswalk, and providing a fee in-lieu of open space. All in favor.

A motion was made by Mr. Weand, seconded by Mr. Hylton, to recommend to council those waivers outlined in the engineer's draft letter of April 19, 2023, be granted with 1 additional waiver, Chapter 22; §511.A.1 (buffer between the tennis courts and the house); All in favor.

Public Comments: None

Blight: Properties which had been identified and previously determined to be blighted by the Blighted Property Review Committee were discussed. A motion was made by Mr. Weand, seconded by Mr. Derr with Mr. Hylton abstaining, to adopt resolutions to declare the following properties to be blighted and to authorize the Department of Licensing and Inspections to issue letters to the property owners requesting that the blighted conditions be remediated within the next 30 days. Those properties included 308 ½ Union Alley, 109 N. Hanover Street, and 57 N. Hanover Street.

Pottstown Regional Planning (PMRPC): Mr. Narcowich reported:

- A. The KEEP Oversight Committee distributed a memo advising of their plan to clarify their intent to welcome entertainment uses.
- B. The Regional Comprehensive Plan will begin to be re-written.
- C. Mr. Derr asked about the Keystone Blvd. extension. Mr. Narcowich said developers have contributed funds towards the cost and a Raise Grant was obtained. Other funding is being considered.
- D. Pottstown was 1 of 2 places in PA to be awarded technical assistance from the Federal Highway Administration through the Thrive Program. They will provide assistance to the Borough in regard to the future train station and connection to it.
- E. Selected for infrastructure: Stormwater systems, Moser Road bridge, Norfolk Southern bridge, KEEP project, and Keim St Gateway.

Keim Street Bridge: No update.

New business: The Waiver of Land Development for 218 Mintzer St. was tabled.

Adjournment: The meeting was adjourned at 7:55 p.m.

WLS