



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

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

Absent Members: Rich Bouher

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

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

**Approval of Minutes:** A motion to accept the June 2022 minutes was made by Mr. Weand, seconded by Mr. Hydier. All in favor.

### **204 Shoemaker Road – Tri-County Business Campus Expansion**

Andrew Monastra; Monastra & Grater LLC and Anand Bhatt; Arna Engineering presented the revised landscape plan and discussed changes to their waiver request. The landscape plans showed an inventory of all trees on site. The site will actually include more trees than are required by ordinance but a significant amount of the existing trees are excluding from those calculations because they are not approved species.

The Planning Commission recommended approval of the landscaping plan with the exception of 3 trees depicted on Robinson Street to screen the proposed retention basin. Cedarville Engineering recommended the removal of those trees, and the Applicant will comply. In terms of the waivers, the Planning Commission recommended the grant of waivers #3 and #7 in the updated waiver letter dated July 20, 2022, conditioned upon the Applicant paying a fee-in-lieu of any deficient trees. The waiver letter notes a deficiency of 6 trees. The number will actually be 9 once 3 trees along the retention basin are removed from the plan.

A motion was made by Mr. Weand, seconded by Mr. Hydier, to recommend preliminary/final approval of the landscaping plan conditioned upon the Applicant complying with the Cedarville Engineering letter dated July 18, 2022, and the Montgomery County Planning Commission letter dated June 10, 2022, to the satisfaction of the Borough Engineer. All in favor.

A motion was made by Mr. Hydier, seconded by Mr. Weand, to grant Waivers #3 and #7 contained in the Applicant's Waiver Letter dated May 6, 2022, revised July 20, 2022, conditioned upon the Applicant paying a fee in lieu the 9 deficient trees. All in favor.

*As a matter of record, the Planning Commission acted on the waivers in two stages. The current waiver letter dated July 20<sup>th</sup> includes the waivers the Planning Commission acted upon in June. In the event*

*Planning Commission's recommendations are compared there may be some confusion as waivers were renumbered in the July letter.*

**Public Comments:** None

**Blight:** No report.

**Pottstown Regional Planning (PMRPC):** No update.

**Keim Street Bridge:** No update.

**New business:** No new business.

**Adjournment:** The meeting was adjourned at 7:17 p.m.