



Borough of Pottstown

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***POTTSTOWN BOROUGH PLANNING COMMISSION
Pottstown Borough Hall Council Chambers Room
100 E. High Street
November 17, 2010
7:30 p.m.***

MINUTES

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

Also Present: Charles D. Garner, Borough Solicitor
Doug Dilliplane, P.E., Bursich Associates
Darlene Wynne, Montgomery County Planning Commission
Karen Lewandowski, Codes Administrative Assistant

Absent: Michelle Borzick, Zoning Work Leader & Joseph Fay, architectural consultant

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

Approval of minutes

Ms. Weil motions to approve the minutes of the October 2010 Planning Commission Meeting, seconded by Mr. Toroney.

Discussions regarding emails surrounding the content of the October minutes in which the minutes were resolved to be accurate.

Motion carried.

527 N Hanover St – no one to represent the project.

1015 Park Drive – Owner, Dalton Wieder, is present to represent the project. Mr. Wieder describes his existing flat roof garage and the maintenance issues surrounding the flat roof. His desire is to elevate the roof to an “A” frame style. Discussions ensue that the gabled ends will be finished with siding to match the existing structure. Mr. Wieder indicates the space will not be used for loft or storage area.

Mr. Toroney makes a motion to approve as submitted with the gabled ends to be sided to match the existing, seconded by Mr. Hylton.

Motion carried.

150 Shoemaker Rd – Rodz Car Wash, façade changes & raising the level of the building. Peter and Gary Karakelian and Michael Bilco, architect, are present to represent the project. A presentation includes a description of the current building façade and materials that will be used on the new façade,

non-visible exterior to be painted, no back lighting on signage and will comply with the sign ordinance, possible paving of the parking lot in the future.

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

Motion carried.

1200 Queen St – Tom Schreiner, owner and Gary Schreiner, family member present to discuss the project. Description of the property is that it is a duplex and this is a stairway entrance to the second floor unit. The stairway needs to be reconstructed to meet building code requirements. Replacing the stairway with pressure treated materials and the current 4 x 4's with 6 x 6's. Discussions regarding that this is the 2nd means of egress for the unit.

Mr. Hylton motions to approve as submitted, seconded by Mr. Toroney.

Motion carried.

Public Comment

Old Business

527 N Hanover Street – Mr. Toroney questions any information or contact regarding 527 N. Hanover Street and if any violations were cited at the property. Ms. Lewandowski indicates she will follow thru with Mr. Neiman in the morning.

Blighted Property Committee – Mr. Weand lists the following properties: 344 Jefferson Ave, 345 Jefferson Ave, 201 N Keim St & 756 Sheridan St. He asks if the committee had the opportunity to view the properties. Mr. Hylton brings up the fact that the houses do not look any worse than and sometimes better than the other houses in the area. He is requesting a list of violations and a statement of the fact that the property is vacant prior to the committee making a decision of blight on the property. Mr. Weand describes the process and actions that the committee is expected to take regarding Blighted Properties. The process ultimately is to encourage the owners to improve the properties. Mr. Toroney suggests the code official provide a power point presentation of the properties and discuss the outstanding issues. Mr. Garner indicates that a picture method would meet the legal requirement of viewing the property. Mr. Weand will ask the Codes Department to prepare information regarding the violations of the property.

Mr. Weand requests a motion to enact resolutions declaring the following properties as blighted and authorize the appropriate code officials to proceed to cause removal of the blighted conditions, as provided for by Borough Ordinance:

756 Sheridan Street, Mr. Hylton motions, seconded by Mr. Huff.

Motion carried.

201 N Keim Street

Tabled

344 Jefferson Ave, Mr. Toroney motions, seconded by Ms. Weil.

Motion carried.

345 Jefferson Ave, Mr. Toroney motions, seconded by Ms. Weil
Mr. Hylton abstains.

Motion carried.

646 Lincoln Ave, Mr. Toroney motions, seconded by Mr. Huff.
Mr. Huff – yea
Mr. Hylton – nay
Mr. Toroney – yea
Ms. Weil – nay
Mr. Weand – yea

Motion carried.

67 N Warren St

Tabled

417 West St, Mr. Toroney motions, seconded by Mr. Huff.
Mr. Huff – yea
Mr. Hylton – nay
Mr. Toroney – yea
Ms. Weil – yea
Mr. Weand – yea

Motion carried.

405 N York St, Mr. Toroney motions, seconded by Ms. Weil.
Mr. Huff – yea
Mr. Hylton – nay
Mr. Toroney – yea
Ms. Weil – yea
Mr. Weand – yea

Motion carried.

Next meeting is Wednesday, December 15, 2010. Mr. Garner advises that there were two properties that were already declared as blighted and no action has been taken to remove the blight as the time frame has expired the properties can now be certified tonight, which are the following: 451 King St & 447 Chestnut St

Mr. Toroney motions to declare 451 King St & 447 Chestnut St as blighted and to certify the properties to Montgomery County Redevelopment Authority for potential acquisition, seconded by Mr. Huff.

Motion carried.

Discussions ensue regarding other blighted properties in question and a recent Senate bill that was passed. The bill will provide municipalities will additional leverage with the property owners to have blight remedied.

Pottstown Regional Planning – Mr. Toroney comments there was not a meeting to report on.

Keim Street Bridge comments – Mr. Dilliplane indicates there are inspections and evaluations taking place regarding closure of the bridge. Separately there was a meeting with Penn Dot regarding the replacement option and alternatives, which will include realignment. Discussions ensue regarding additional traffic and the burden on Borough streets.

Comprehensive Plan Update – Ms. Wynne presents Chapter 4 Physical Characteristics that she did make some updates too. There were discussions regarding bridges, flood plain & wetland areas. Ms. Wynne advises that she will delay work on the chapter regarding Vacant and Undeveloped Land.

Zoning Committee Meeting updates – Mr. Huff advises that a meeting wasn't held since the last Planning Commission meeting.

New Business

Mr. Toroney informs the committee that TriPAC (Tri County Performing Arts Center) will be receiving grant funding for lighting, which will include LED

Ms. Weil questions if anyone represents the Borough of Pottstown with regards to the Bring Hurst Trust. Ms. Lewandowski states she believes Mr. Bobst is the Borough representative. Discussions continue regarding maintenance, funding available, permits issued, ownership & structure of the trust.

Adjournment