MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 19, 2024

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, PA 19464

Re: MCPC #24-0161-001
Plan Name: 301 Keystone LD – Parking Lot Expansion
(1 lots on 2.00 acres)
Situate: 301 Keystone Boulevard
Cross Street: College Drive
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced plan as you requested on March 12, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Windgap Interstate 33 Land Trust proposes to expand an existing truck parking lot with 50 parking spaces and construct a subsurface infiltration facility and a retention basin. The site is located in the Flex Office zoning district, which is part of the "Contemporary" zoning district grouping. The site is also located in the Keystone Employment and Economic Plan (KEEP) Overlay District, but the applicant has opted not to develop under the overlay. Although the proposal does not appear to us to meet the definition of "land development" under the Municipalities Planning Code, it does meet the definition of "minor land development" (for parking lot expansions) under the borough's Subdivision and Land Development Ordinance. Public water and sewer serve the site. The plan pages are dated December 15, 2023 and February 26, 2024.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Sidewalk [Appendix 5: §A525]

1. A sidewalk of at least four feet, six inches in width is required.
2. A grass strip of a minimum of four feet and a maximum of six feet shall be provided between the curb and sidewalk.

B. Parking

1. The proposed truck parking lot would serve Stellar Industries, which is located on the property next door (not part of the property undergoing land development). Parking is allowed as an accessory use in the Flex Office District, and accessory, off-site parking lots are allowed by §606. Accessory Parking Lots when located within 400 feet of the primary use parcel for nonresidential uses.
2. Information on the plan is not sufficient to determine if the proposal complies with requirements for parking stall size, interior aisles, and access drive [§601]. The accessway appears to be 16 feet wide; accessways are required to be 20 to 36 feet wide in the Flex Office zoning district. The proposed expansion would mean that the accessway will likely get heavier use.

LANDSCAPING

A. Street Trees. There is 193 feet of street frontage. For frontages of 60 feet or more, the SALDO requires “At least 3 trees, with a minimum of 1 tree every 30 feet with an average spacing of at least 1 tree every 30 feet.” [§22-505]. We note that there is existing vegetation along the street frontage that may serve to fulfill some or all of these requirements, should the applicant request a waiver.

B. Tree Preservation. All trees six inches or more in caliper at breast height shall not be removed unless within the proposed right-of-way line of a street or impracticable for development purposes. Relocation of noteworthy plant materials will be encouraged where retention is impracticable [§22-A509].

C. Screening. Screening of parking areas adjacent to streets and solid waste storage units and/or dumpsters is required [§510]. There is existing vegetation along the southwest property line, but not along the northeast property line near the parking and trash enclosure. A fence or wall of at least four feet in height is required.

D. Open Space Trees. In areas of any developed lot where there are no buildings, one shade tree shall be provided for every 8,000 square feet of total lot area, in addition to trees required for street frontage and parking lots [§504].

E. Parking Lot Shade Trees. Off-street parking areas shall be landscaped with at least one tree for every four parking spaces. Trees shall be uniformly distributed along the perimeter and within

the parking lot. Trees in the interior shall be planted in strips or islands—or, where it can be demonstrated that strips or islands are not feasible—in diamonds.

STORMWATER MANAGEMENT

A. Floodwaters. The proposed stormwater facility appears to lie below the flood level. How will the stormwater system prevent floodwaters from backing up into the stormwater facility through the outlet during floods? This could result in an accumulation of sediment in the chamber and damage to the stormwater facility.

B. Fill. The applicant received a permit to fill the floodplain and floodway. However, placement of fill within the one hundred year floodplain is prohibited by Chapter 8 Floodplains [§8-502]. This chapter also prohibits fences within the floodway or one-hundred-year floodplain.

OTHER COMMENTS

A. Fences. Fences shall not exceed four feet in height in the front yard, nor six feet in height in the side and rear yards [§331]. The applicant proposes a nine-foot high chain link fence.

B. Engineer or Surveyor - The plan shall identify the engineer or surveyor who prepared the plan [§400.1, §402.B].

C. Symbology – The symbols used on the plan are difficult to interpret due to similarities in symbols used, lack of complete information in the legend, and lack of differentiation between existing and proposed features.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for parking lot development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (24-0161-001) on any plans submitted for final recording.

Sincerely,



Michael Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov – 610-278-5238

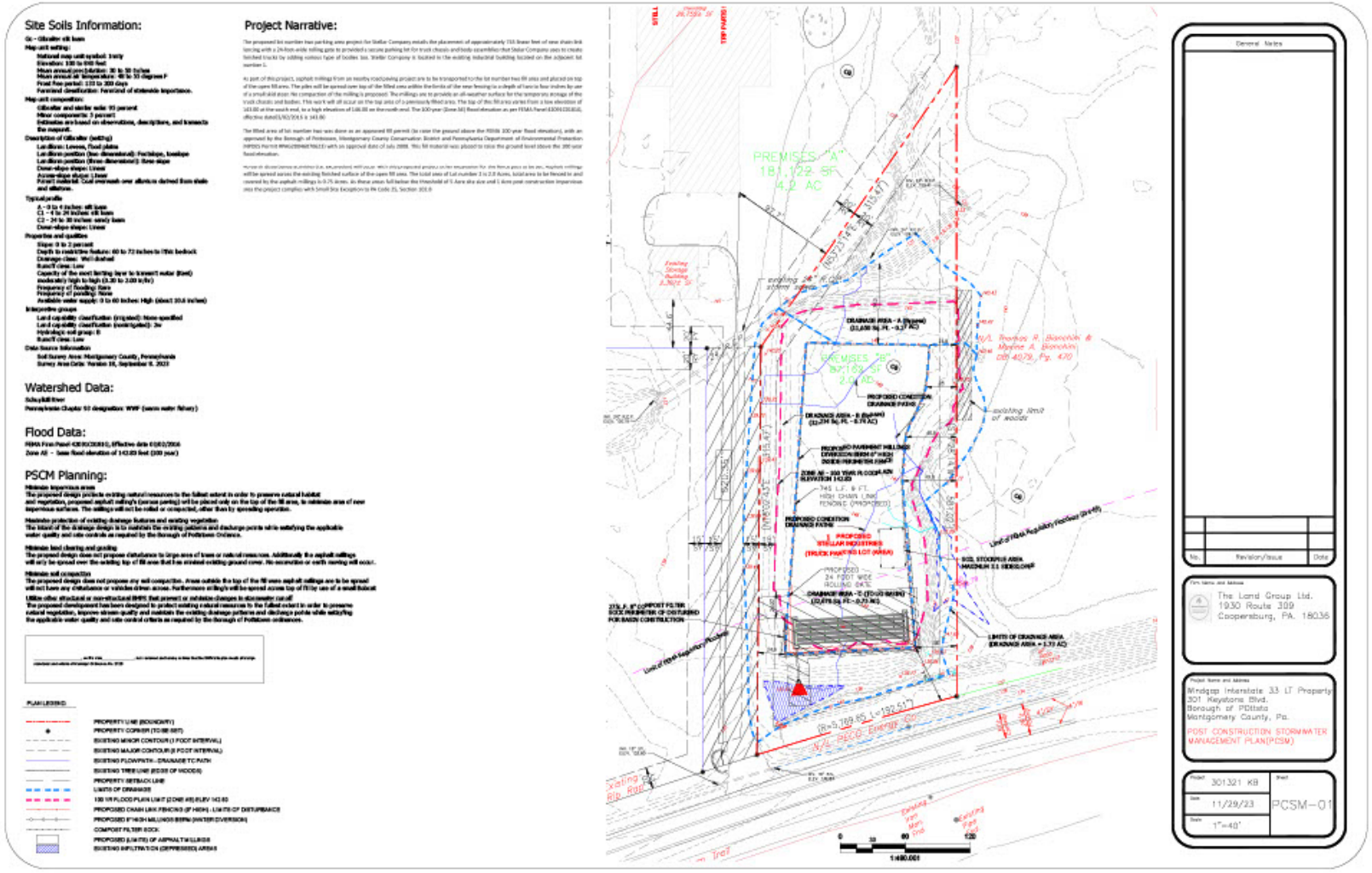
c: The Land Group, Ltd, for Windgap Interstate 33 Land Trust, Applicant
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor
Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A



301 Keystone LD - Parking Area Expansion
MCPC#240061001

ATTACHMENT B



Site Soils Information:

Project Narrative:

Watershed Data:

Flood Data:

PSCM Planning:

PREMISES "A"
181,122 SF
4.2 AC

PREMISES "B"
92,159 SF
2.1 AC

PROPOSED STELLAR INDUSTRIES (TRUCK PARKING LOT (GRAV.)

The Land Group Ltd.
1930 Route 309
Coopersburg, PA. 18036

Windgap Interstate 33 LT Property
301 Keystone Blvd.
Borough of Pittstn
Montgomery County, Pa.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN(PCSM)

301321 KB
11/29/23
1"=40'
PCSM-01