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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 18, 2023

Deborah Roesener  
West Pottsgrove Township  
980 Grosstown Road  
Stowe, PA 19464

Re: MCPC 23-0238-001  
Plan Name: Angelo's Cleaners – Mixed Use Building  
(1 lot comprising 0.91 acres)  
Situate: West High Street and Center Street  
West Pottsgrove Township

Dear Ms. Roesener,

We have reviewed the above-referenced land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 4, 2023. We forward this letter as a report of our review.

## BACKGROUND

Angelo Pagnotti, Inc. is proposing to construct a two-story 4,960 square-foot mixed-use building and associated parking and stormwater management facilities on an undeveloped 0.91-acre lot between West High Street and West Vine Street. Proposed uses include four 2-bedroom dwelling units on the second floor and a carpet, rug, and air-duct cleaning business with associated office space on the first floor. The lot is split between the R-3 Mixed Density Residential district and the C-B Commercial Business district, and the plan follows the requirements of the C-B district. A variance was granted for the proposed build-to-line of 69 feet. The applicant is requesting waivers from several stormwater provisions as well as for the requirement to install sidewalks on West High Street.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The proposed development is located in a business area in the future land use plan of the county's comprehensive plan. Secondary uses in business areas include small-scale retail and service businesses and higher-density residential uses that are buffered from other uses. Development should be designed to make it easy for employees to walk to public transportation and control the impact of potential noise and light on nearby residences.



The proposal is generally consistent with the 2015 Pottstown Metropolitan Regional Comprehensive Plan, which identifies this as a primary growth area, where non-residential and high-density residential growth should be focused.

## 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 West Pottsgrove Township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### TRANSPORTATION & CIRCULATION

- A. Sidewalks – The applicant is requesting a waiver of the sidewalk requirement along West High Street. We recommend that the Planning Commission require sidewalks be installed to increase pedestrian connectivity along this corridor, continuing the existing sidewalk to the east of the site. The 2022 High Street Corridor Study recommends completing the sidewalk network on this section of High Street to enhance pedestrian accessibility and safety. If the sidewalk requirement is waived during this land development and the proposed stormwater basin along West High Street is installed, it will be almost impossible to install sidewalks there going forward due to the design of the basin. We recommend that the applicant change the stormwater management design for the site to accommodate sidewalks along West High Street.
- B. PART Bus Route – The site is located along the Pottstown Area Rapid Transit green line. We recommend that the applicant coordinate with PART regarding the potential for bus stop infrastructure.

### STORMWATER MANAGEMENT & LANDSCAPING

- A. West High Street Detention Basin – The spillway for the basin along West High Street discharges close to the property boundary. We recommend that the applicant ensure that the discharge will not cause flooding, erosion, or ice in the alley, adjoining property, and on West High Street. In addition, there is a conflict between the stormwater outfall and some of the proposed plantings. We recommend that the location of the plantings on the outfall be adjusted.
- B. Landscaping – We recommend that the proposed stormwater basins be naturalized for aesthetic and drainage purposes.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve West Pottsgrove's planning objectives for mixed-use 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 (23-0239-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in dark ink, appearing to read "Naomi Crimm", with a stylized flourish at the end.

Naomi Crimm, Planner II  
naomi.crimm@montgomerycountypa.gov – 620-378-3748

c: Angelo Pagnotti, Inc., Applicant  
Joshua Castillo, P.E., Applicant's Representative  
Kourtney High, Pottstown Area Rapid Transit, Inc.

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



Angelo's Cleaners - Mixed Use Bldg  
MCPC#230238001

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Aerial photography provided by Powermap

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