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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 20, 2026
REVISED

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

Re: MCPC #25-0257-001
920 Glasgow Street
(14,000 square feet on 1 lot on 1.30 acres)
Parcel IDs: 16-00-11360-50-4, 16-00-11368-01-9
Situate: Glasgow Street at Berks Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 18, 2025. We forward this letter as a report of our review.

BACKGROUND

920 Glasgow, LLC has submitted a land development plan for 14 contractor small-bay warehouse units in three buildings. The site is located in the FO Flex Office zoning district. The site is served by public water and sewer. The applicant's plan is dated December 8, 2025.

COMPREHENSIVE PLAN COMPLIANCE

The proposed plan is generally consistent with MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan (2015). The plan's future land use map shows the proposed subdivision being in the "Business Area" future land use area. Primary uses in this area include warehouses, among other uses.

The proposed development is consistent with the Pottstown Metropolitan Regional Comprehensive Plan (2015); the site is located in the "Regional Core" future land use area of the plan. Business and industrial uses are appropriate uses in this area.

The proposed plan is generally consistent with the Pottstown Borough Comprehensive Plan. On that plan's future land use map, the development site is located in the Light Manufacturing/Office future land use area.

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

LANDSCAPING

A. Parking Area. Trees shall be uniformly distributed along the perimeter of parking areas and within the interior of parking areas in a quantity of not less than one tree per every four parking spaces [§22-508]. To promote shading and cooling of parking areas, we recommend that proposed trees be moved closer to the parking lot—there are no trees proposed for the parking lot interior, and they are also not proposed along the edge of the lot.
B. Sidewalk Planting Strip. Wherever possible, there shall be a planting strip in accordance with §21-202. If the construction and installation of a planting strip in accordance herewith is not possible, then individual tree wells shall be created in accordance with §21-206 [§22-505.2].
C. Street Trees. We recommend that Scarlet Oaks not be used as street trees as proposed by the applicant, and that they be replaced with another species. Scarlet oaks and their roots could impact the sidewalk and cause buckling, in addition to there being concerns with disease and acorns being a slipping or tripping hazard on the sidewalk.

INFRASTRUCTURE

A. Curb Reveal. We recommend restoring the curb reveal and replacing the sidewalk on Glasgow and Berks Streets.
B. Sidewalk Width. How wide is the sidewalk on Berks Street? The required minimum width is four feet [Chapter 21: Appendix A].



Glasgow Street Frontage



Berks Street Frontage

OTHER PLAN INFORMATION

A. Features within 100 Feet. The plan shall show physical features and topography on the property surrounding the subject parcel for a distance of 100 feet, unless a greater distance is deemed necessary by the Zoning Officer because of unconventional topographic conditions [§400.3].
B. Dimensional Lines. The plan shall show dimensional lines from the proposed buildings to front, side, and rear property lines. The plan shows dimensional lines to some but not all property lines [§400.4.A]. The plan shall show dimensional lines from proposed buildings to buildings on adjacent properties [§400.4.A].
C. Elevations. Elevations shall be provided, including a description of materials used for each façade facing a street. The applicant submitted images showing the outline structure of the building, but materials are not shown.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Pottstown's planning objectives for warehouse 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 (*Number Here in the following format: #25-0257-001*) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov - 610.278.5238

c: 920 Glasgow, LLC, Applicant
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Patricia Kaufman, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor
Deborah Roesener, West Pottsgrove Township

Attachments: A. Aerial
B. Reduced Copy of Plan

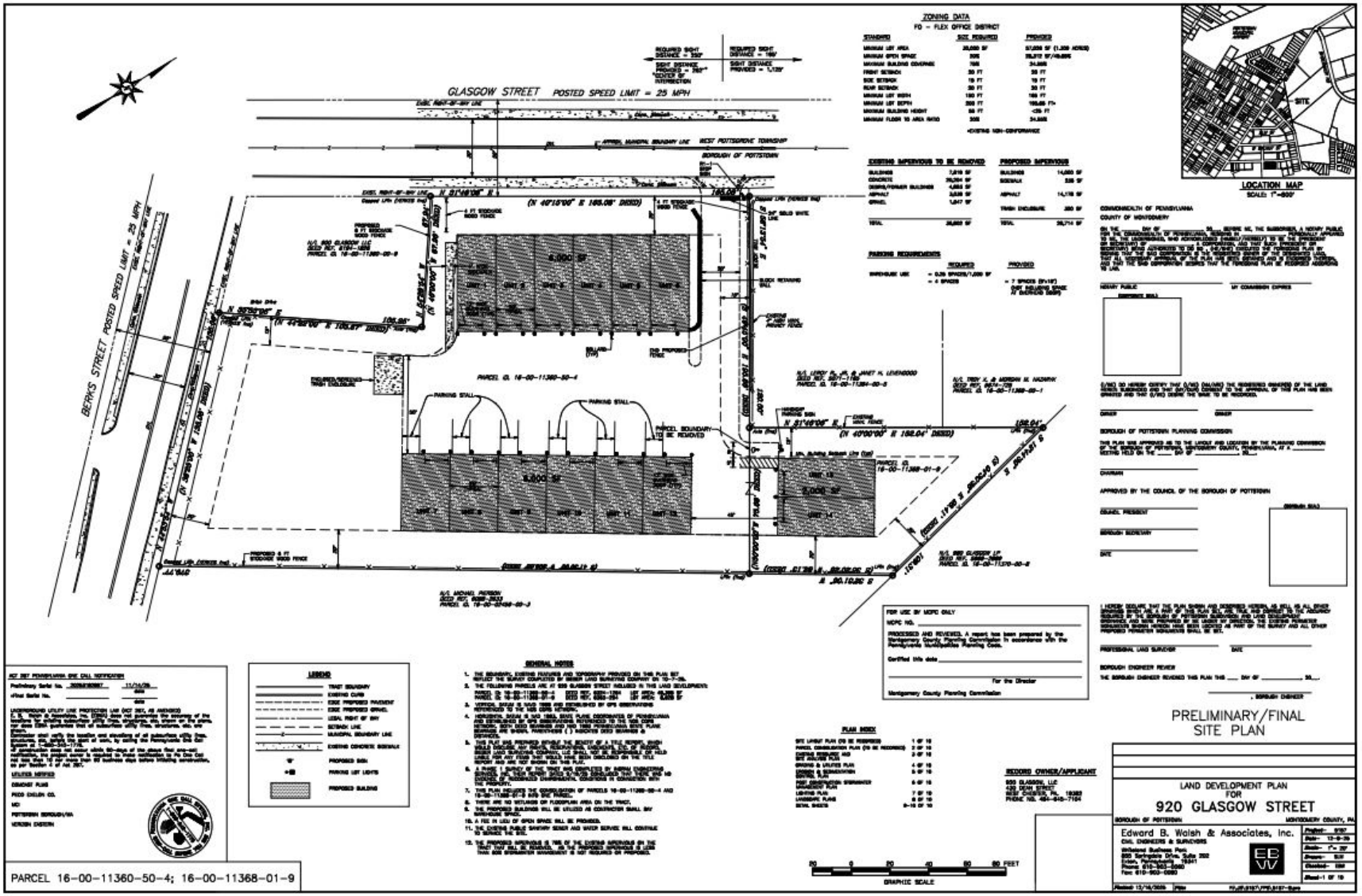


920 Glasgow Street
MCPC#250257001

Montgomery County Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 50 100 200 Feet

N


GLASGOW STREET POSTED SPEED LIMIT = 25 MPH
BERKS STREET POSTED SPEED LIMIT = 25 MPH
ZONING DATA
FO - FLEX OFFICE DISTRICT
LOCATION MAP
SCALE: 1"=800'
SITE
EXISTING IMPERVIOUS TO BE REMOVED
PROPOSED IMPERVIOUS
PARKING REQUIREMENTS
LEGEND
GENERAL NOTES
PLAN INDEX
RECORD OWNER/APPLICANT
GRAPHIC SCALE
PRELIMINARY/FINAL
SITE PLAN
LAND DEVELOPMENT PLAN
FOR
920 GLASGOW STREET
BOROUGH OF POTTSTOWN
MONTGOMERY COUNTY, PA.
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
PARCEL 16-00-11360-50-4; 16-00-11368-01-9