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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 21, 2026

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

Re: MCPC #26-0240-001
Plan Name: 792 and 794 Spruce Street
(2 Dwelling Units on 2 Lots on 0.28 acres)
Parcel ID: 160027880004, 160027884009
Situate: 792 Spruce Street at Wilson Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 18, 2026. We forward this letter as a report of our review.

BACKGROUND

SEZ Holdings, LLC, applicant, proposes a land development that would develop two single-family semi-detached (twin) units on a tract of 0.28 acres. The sizes of the two proposed lots was not provided.

The site is located in the NR Neighborhood Residential zoning district (a Conservation district) and would be served by public water and sewer. The applicant has submitted a preliminary plan, dated September 9, 2026.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION: THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The site is located in the Town Residential future land use area of the plan. Primary uses in these areas include twins. Residential development should match the character and type of

housing found in the immediate neighborhood. The proposal is generally consistent with the plan but would be more consistent if the garage was located to the rear of the building.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN

The site is located in the Regional Core future land use area, which the plan notes is a prime location for high-density development. The plan also notes that twins are an appropriate residential dwelling type here. The plan states that rear access alleys are ideal for this type of development, while front facing garages should be discouraged. The proposal is generally consistent with the plan but would be more consistent if there was not a front-facing garage in front of the building, but instead utilized a rear-facing garage on the alley.

POTTSTOWN BOROUGH COMPREHENSIVE PLAN

The site is located in the Town Residential future land use area of the plan. The borough intends to maintain and enhance these areas as primarily single-family or semi-detached housing. The proposal is consistent with the plan.

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 issue(s) that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONSERVATION DISTRICT

A. Proportion of Building Walls to Openings. A new building must have a proportion of wall-to-openings ranging from two-to-one to one-to-one [§27-312]. Has the applicant calculated the ratio?

GARAGE, PARKING, AND ACCESS

A. Driveway. A driveway may be located in the side or front yard if the Zoning Officer determines that a driveway located in the rear yard is not feasible or the property is within a residential development in which driveways are historically located in the side or front yard [§27-510.2.A, §22-A527]. Why did the applicant not propose a driveway off Liberty Alley to the rear of the proposed twin?

B. Alley Access. Properties with access to paved or improved alleys shall have driveways which access the alley [§22-A527].

C. Parking Spaces. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven feet [§22-A527]. We suggest that the proposed parking spaces on the alley be striped.

LANDSCAPING

A. Landscape Plan. A landscape plan shall be submitted with each site plan application [§22-A509]. The proposed layout shall include the final landscape plan showing the location, number, size, and species of all trees, shrubbery, ground cover, and ornamental plantings that will be planted on the site and along public streets. All plants shall be identified by both their common and scientific names [§22-A404].

B. Street Trees. For frontages of 60 feet or more, at least 3 street trees are required, with a minimum of 1 tree every 30 feet with an average spacing of at least 1 tree every 30 feet [§22-505]. One additional tree is required.

C. Rain Gardens. We recommend that the proposed rain gardens be naturalized with suitable vegetation to promote filtration and infiltration, aesthetic enhancement, and other benefits.

OPEN SPACE AND RECREATIONAL FACILITIES

A. Open Space and Recreational Facilities – All applicants shall offer for dedication a portion of the land being subdivided or developed, as public recreation or open space area. The proposed two dwelling units result in 0.0124 acres X 2 = 0.0248 acres (1,080 square feet) required. At the discretion of Borough Council, an applicant may elect to contribute a fee-in-lieu instead [§22-A504, A505].

OTHER PLAN INFORMATION

A. Size of the proposed lots was not provided [§22-A404].
B. Dimensional lines from the building to the front and rear yards was not provided [§22-400.4].
C. Street and right-of-way width is required [§22-A402].
D. What is the sidewalk width?

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 residential 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 (*#26-0240-001*) on any plans submitted for final recording.

Sincerely,

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

c: SEZ Holdings, 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

Attachments: A. Aerial Image
B. Plan

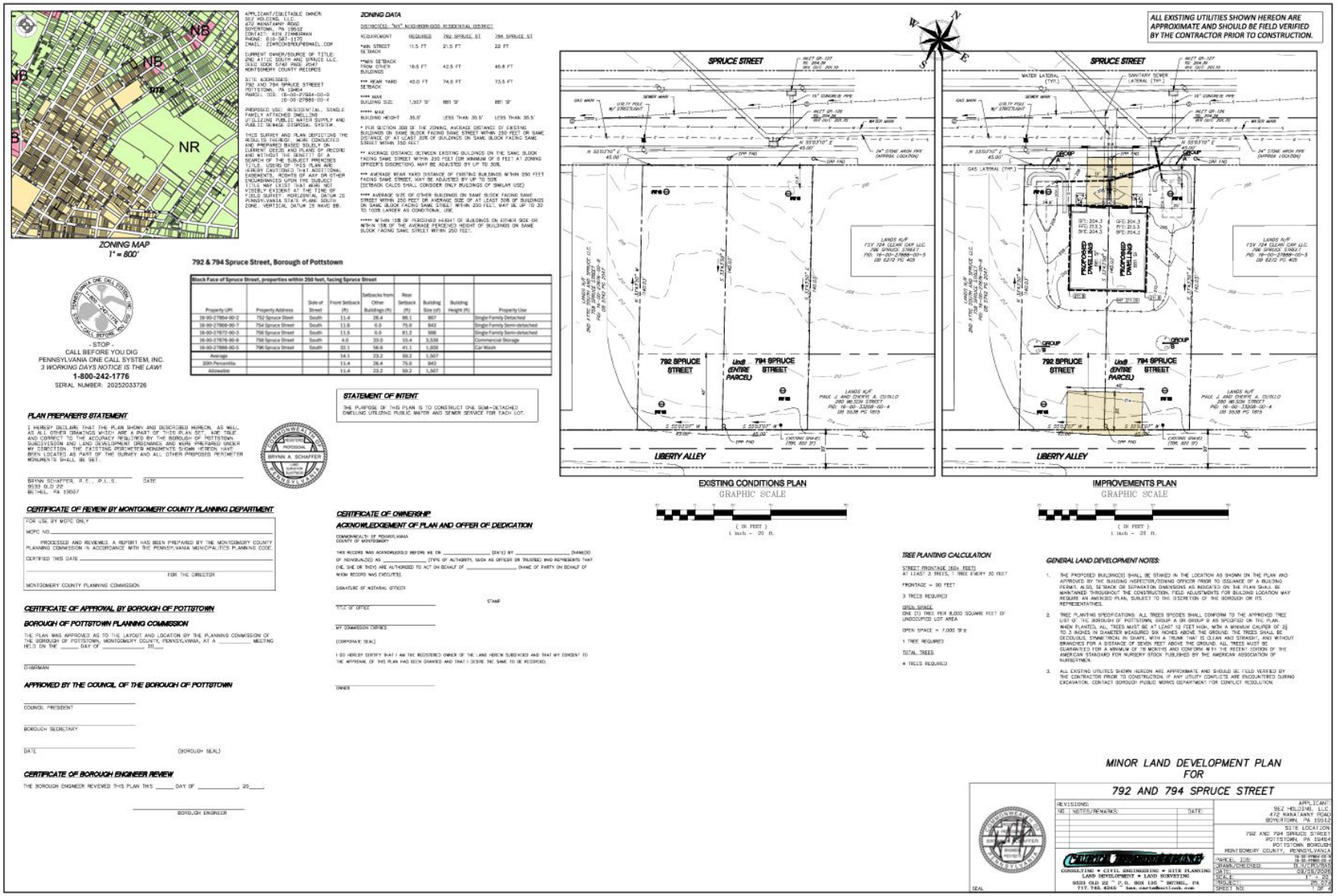


792 and 794 Spruce Street
MCPC#260240001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 50 100 200 Feet

N


ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
ZONING MAP
1" = 800'
792 & 794 Spruce Street, Borough of Pottstown
EXISTING CONDITIONS PLAN
GRAPHIC SCALE
IMPROVEMENTS PLAN
GRAPHIC SCALE
SPRUCE STREET
LIBERTY ALLEY
792 SPRUCE STREET
794 SPRUCE STREET
Unit (ENTIRE PARCEL)
PROPOSED DWELLING
- STOP -
CALL BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776
SERIAL NUMBER: 20252033726
PLAN PREPARER'S STATEMENT
STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS TO CONSTRUCT ONE SEMI-DETACHED DWELLING UTILIZING PUBLIC WATER AND SEWER SERVICE FOR EACH LOT.
CERTIFICATE OF REVIEW BY MONTGOMERY COUNTY PLANNING DEPARTMENT
CERTIFICATE OF OWNERSHIP
ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
CERTIFICATE OF APPROVAL BY BOROUGH OF POTTSTOWN
BOROUGH OF POTTSTOWN PLANNING COMMISSION
APPROVED BY THE COUNCIL OF THE BOROUGH OF POTTSTOWN
CERTIFICATE OF BOROUGH ENGINEER REVIEW
TREE PLANTING CALCULATION
GENERAL LAND DEVELOPMENT NOTES:
1. THE PROPOSED BUILDING(S) SHALL BE SITED IN THE LOCATION AS SHOWN ON THE PLAN AND APPROVED BY THE BUILDING INSPECTOR/ZONING OFFICER PRIOR TO ISSUANCE OF A BUILDING PERMIT. ALSO, SETBACK OR SEPARATION DIMENSIONS AS INDICATED ON THE PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION. FIELD ADJUSTMENTS FOR BUILDING LOCATION MAY REQUIRE AN AMENDED PLAN, SUBJECT TO THE DISCRETION OF THE BOROUGH OR ITS REPRESENTATIVES.
2. TREE PLANTING SPECIFICATIONS: ALL TREES SPECIES SHALL CONFORM TO THE APPROVED TREE LIST OF THE BOROUGH OF POTTSTOWN, GROUP A OR GROUP B AS SPECIFIED ON THE PLAN. WHEN PLANTED, ALL TREES MUST BE AT LEAST 12 FEET HIGH, WITH A MINIMUM CALIPER OF 2½ TO 3 INCHES IN DIAMETER MEASURED SIX INCHES ABOVE THE GROUND. THE TREES SHALL BE DECIDUOUS, SYMMETRICAL IN SHAPE, WITH A TRUNK THAT IS CLEAN AND STRAIGHT, AND WITHOUT BRANCHES FOR A DISTANCE OF SEVEN FEET ABOVE THE GROUND. ALL TREES MUST BE GUARANTEED FOR A MINIMUM OF 18 MONTHS AND CONFORM WITH THE RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF ANY UTILITY CONFLICTS ARE ENCOUNTERED DURING EXCAVATION, CONTACT BOROUGH PUBLIC WORKS DEPARTMENT FOR CONFLICT RESOLUTION.
MINOR LAND DEVELOPMENT PLAN
FOR
792 AND 794 SPRUCE STREET