

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 17, 2014

The Planning Commission held their monthly meeting on Wednesday, December 17, 2014. Present for the meeting were Walter Woessner, Kathryn Alexis, and Lawrence Tietjen. Jason McConnell and N. Lance Parson were not present.

Also present was Marjorie Brown, Township Solicitor, Brady Flaharty, Township Engineer, Rick Tralies, Township Planner and Mariea Geho, Vice Chair of the Board of Supervisors.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mr. Woessner moved to approve the minutes of the September 17, 2014 monthly meeting minutes.

Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

FAIRWAY FARM

David Eckhart, Applicant of the Fairway Farm project and Kim Kryder, Engineer for the Applicant was present to discuss the Fairway Farm Conditional Use Application dated October 6, 2014 prepared by Bursich Associates, Inc.

Mr. Woessner noted that the Planning Commission had a preview last month. This discussion will be a preview for the Hearing to be heard at the Board of Supervisor's meeting on January 12, 2015.

Mr. Kim Kryder presented the project synopsis. Fairway Farm is located off Vaughn Road, with a cul-de-sac consisting of Townhomes in the back of the site. The project has 65% of open space, with the active open space in the front of the development. The existing house, barn and tenant house are to stay. The existing driveway to the house will need to be relocated due to the open space required. The new driveway to the house is to cross in front of the Townhouses.

Mr. Tietjen had a question on where the Emergency Access will be located. There was a discussion of the access coming off of Delmar Avenue.

Mr. Woessner asked Mr. Kryder if he had the items shown in 1401, 1402 and 1403 covered. Mr. Kryder stated there are some items which require additional plans. A discussion took place pertaining to the item shown in 1401, 1402 and 1403.

Mr. Woessner asked whether the applicant will be providing play equipment for the open space. Mr. Eckert stated this is news to him. There was a discussion on the open space and the use of the open space.

Mr. Woessner asked if he discussed Police Protection with the Police Chief. Mr. Kryder stated he met with the Fire Chief. Mr. Woessner would like Mr. Kryder to meet with the Police Chief to verify whether they would be able to handle the additional housed with the current staff. Mr. Kryder stated he would contact the Police Chief.

Mr. Flaharty discussed the letter prepared by ARRO Engineering, dated November 11, 2014. There were 14 comments. Mr. Flaharty stated Mr. Kryder's response last month was they will comply. Mr. Flaharty stated the Township Solicitor prepared a draft motion of the synopsis of the discussion for last month. Item 2 on this synopsis shows a satisfaction of all comments contained in the Township Engineer Review Letter dated November 11, 2014.

Mr. Woessner stated one of the items discussed last month was the placement of the driveways. Mr. Woessner asked Mr. Kryder if he did anything different to the plan. There was a discussion of the changes Mr. Kryder made to the plan.

Mr. Woessner asked if there were any other changes. Mr. Kryder stated he added the landscaping, buffers. There are some nice existing buffers and some existing pine trees that are fifteen (15) to twenty (20) ft tall. We will be adding new buffer behind the new units.

Mr. Tralies discussed the letter prepared by Natural Lands Trust dated December 2, 2014. There were fifteen (15) comments, many pertaining to plans that have not been submitted yet. The last four (4) comments are additional design suggestions. A few of the items are regarding trails. Looks like the trails have been removed from this plan. There was a discussion about trails and the connection to existing trails of the adjoining properties.

Mr. Tralies discussed comment 5 regarding adequate, safe and convenient arrangement of pedestrian circulation facilities. There was a discussion on the placement of the sidewalks and the best place to locate them.

Mr. Kryder stated the other items mentioned in Mr. Tralies letter, such as a planting island in the center of the cul-de-sac. There was a discussion on whether to place an island in the cul-de-sac.

Mr. Woessner asked Mr. Tralies about one other comment about extending the sidewalk on one side of the road. Mr. Kryder said they did not have any problem doing that.

Mr. Kryder stated there was one other comment about rotating the 4 units. The real reason that does not work is because they need to maintain 125 feet buffer from single family houses.

Ms. Brown wanted to review the motion. As she understands, all the comments in the Township Engineer's letter is a will comply. Comments 1 through 11 in the Township Planning review, plus additional comment 1 are must comply. Mr. Kryder brought up the subject of signs. At this time, it is too early to tell what kind of sign will be installed. Maybe just put a will comply at that item also. Ms. Brown asked if there was anything else that needed to be mentioned. Mr. Kryder thought they covered everything.

Ms. Brown stated we did do an informal review last month. Are there any questions or clarifications for items shown on the letter dated November 18, 2014? There was a discussion to answer a couple of questions the Applicant needed clarification on.

Mr. Woessner stated everything is a will comply. Ms. Brown stated she has been marking up the existing motion prepared for the November 18, 2014 Planning Commission meeting. There are a couple of additions in section 1. We will add additional wording to 1.g. in order for it to read the following:

- 1.g. As part of its application for preliminary land development approval, the Applicant shall comply with SALDO §411.3, which requires a single access street not to exceed 1,000 feet in

length or service more than 20 swelling units, or request a waiver from the Board of Supervisors.

- 1.i. In the preliminary land development approval process, the Applicant shall consult with the Parks, Recreation and Conservation Committee regarding equipping the open space and providing a trail to connect with the Township trail system.
- 1.j. As part of the conditional use application process, the Applicant shall consult with the Township police chief regarding the adequacy of service.

Ms. Brown read into the record a motion of the Planning Commission to recommend the Board of Supervisors approve the Conditional Use Application submitted by David Eckhart and Mary Loughead for Fairway Farm dated November 14, 2014 subject to the following conditions:

1. Satisfaction of the following comments of the Planning Commission:
 - a. The Applicant shall form a homeowner's association that satisfies all of the terms and conditions set forth in Zoning Ordinance §1404.A. All of the open space shall be conveyed to the homeowners association.
 - b. The Applicant shall construct all road improvements, including the emergency access road, in accordance with East Coventry Township's public road specifications. The Applicant shall provide a letter from North Coventry Township, addressed to East Coventry Township, which states that North Coventry Township will accept the Township's public road specifications for that portion of the roadway situated in North Coventry Township. Upon completion of construction, the road shall be offered for dedication to the Township as a public road.
 - c. The preliminary land development plan shall provide a twenty (20') foot easement area around the perimeter of the storm water basin and a twenty (20') foot access easement from the storm water basin to the roadway. These easement areas shall be deducted from gross lot area to arrive at net lot area in accordance with Zoning Ordinance §202, SALDO §202 and SWMO §174.
 - d. The submission of a satisfactory landscape plan as part of the application for conditional use approval in accordance with Zoning Ordinance §1310.2.
 - e. The preliminary land development plan shall provide for a distance of not less than one (1') foot between the property line and the driveway edge on each lot as required by §106.7.D of the East Coventry Township Driveway Ordinance (Ch. 21, Part 1).
 - f. The snow storage area easement to be located on Lot 17 shall be moved so it is not located on the driveway servicing Lot 17.
 - g. As part of its application for preliminary land development approval, the Applicant shall comply with SALDO §411.3, which requires a single access street not exceed 1,000 feet in length or service more than 20 swelling units, or request a waiver from the Board of Supervisors.
 - h. As part of its application for preliminary land development approval, the Applicant shall request a waiver from the three percent (3%) average slope requirement for active recreation area set forth in SALDO §426.3.B.

- i. In the preliminary land development approval process, the Applicant shall consult with the Parks, Recreation and Conservation Committee regarding equipping the open space and providing a trail to connect with the Township trail system.
 - j. As part of the conditional use application process, the Applicant shall consult with the Township police chief regarding the adequacy of service.
2. Satisfaction of all comments contained in the Township Engineer Review Letter dated November 11, 2014.
3. Satisfaction of all comments contained in the Township Solicitor Review Letter dated November 18, 2014, except Comment No 3.
4. Satisfaction of Comments Nos. 1 through 11 and Additional Comment No. 1 contained in the Township Planner Review Letter dated December 2, 2014.

Ms. Alexis made a motion to recommend the Board of Supervisor's approve the Conditional Use Application for Fairway Farm as stated in the record. Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Whispering Woods

Mr. Ben Goldthorp, representing Real Pro Enterprises, L.P. was present to present the Whispering Woods Preliminary Plan Application. Mr. Jason Engelhardt from Lagnon Engineering was also present.

Mr. Goldthorp received five (5) review letters. Mr. Goldthorp briefly went thru the history of the project. The project was submitted approximately one, one and one-half (1 to 1 ½) yrs ago. Real Pro Enterprises LP approached the Township presenting a revised proposal for the property, which was originally submitted by a previous developer approximately ten (10) years ago with a plan for eighty (80) townhomes across both parcels including crossing PECO's property. Through discussions with the Township, Real Pro came up with a revised alternate layout placing all eighty (80) townhomes on one (1) parcel. There was a text amendment to allow an open space option. There was also a Zoning Hearing Board application which granted a variance and a special exception. The project went through a Conditional Use application and is now in Land Development.

Mr. Goldthorp thought he would like to discuss a few of the comments, but we really need to take time to digest the comments and meet individually with some of the consultants to go through the particulars. The following items were discussed:

- There was a discussion on the width of the road at Old Schuylkill Road and Ellis Woods Road.
- There was a discussion on the width of the cart way through the community.
- There was a discussion on the number of trees.
- Mr. Goldthorp would like to meet individually, off line, with the other consultants to discuss their review letter.
- We are going to connect with the Parks, Recreation and Conservation Committee in January 2015 to talk about the trails and the open space.

Mr. Woessner went through the plan pages and pointed out the following items:

- Sheet 1 – Need to include Verizon for cable access.
- Sheet 3 – The person who lives on parcel 18-1-109.8 only has 1 “r” at the end of his name.

- Sheet 6 – The trail is right up against PECO property. How will you maintain both sides of the trail? Mr. Tralies added that it would be nice if you meander the trail some if you can. Mr. Goldthorp stated that would be no problem.
- Sheet 6 – Where is the easement for the basin? Mr. Goldthorp was going to connect with Mr. Flaharty on this topic.
- Sheet 6 – How do you propose to connect the proposed five (5) foot wide sidewalk to the existing four (4) foot wide sidewalk? Maybe you should replace the four (4) foot section. Mr. Goldthorp stated they can replace the existing four (4) foot section with five (5) feet and do a nice transition.
- Sheet 6 – Can you explain the thirty and one-half (30 ½) foot right-of-way? Mr. Engelhardt state that number is based from the “best fit” to tie it into the existing right-of-way.
- Sheet 6 – Spelling issue for “Right-of-way”.
- Sheet 8 – Direction of access for school bus and fire trucks. Why did you pick this direction? Mr. Engelhardt stated he can run it either way. Mr. Woessner stated there may be an issue whether the school bus comes into the development. Mr. Goldthorp stated there was a comment about that is one of the review letters.
- Sheet 9 – Fence – Measurement should be to top of rail, not top of fence. Also, there is a note about .16” wall thickness, maybe this should be the wire mesh thickness.
- Sheet 12 – Mentioned about the 3 to 1 slope on Old Schuylkill Road. Mr. Goldthorp stated he will connect with Mr. Flaharty on that and come up with the best solution there.
- Sheet 13 – Active Open space is approximately sixteen (16%) percent slope at one place. Mr. Goldthorp wants to talk to Parks, Recreation and Conservation Committee to see what the Committee would like to see what the open space be used for. Mr. Woessner stated he would like to see the Applicant meet the specification for the open space. Ms. Brown stated the Zoning Ordinance calls for five (5%) percent. If you cannot meet that, you will need to get a variance.
- Sheet 29 – You show the Northern Tract on the Plan, but I do not see anything on the Southern Tract. Mr. Goldthorp stated that he did not believe that anything was proposed for the Southern Tract. He did go back to the Conditional Use Plan, and noticed they proposed some street trees along the Southern Tract. No other actions were discussed. You can propose what you would like.

Ms. Brown had a questions pertaining to having unit foot prints instead of lots. There was a discussion on the difference and what was included in the unit foot print.

Mr. Tralies asked if there were any questions pertaining to his letter dated December 10, 2014. If there were no questions, he had a question for Ms. Brown, for his information, about question #3, Open Space in the ZO §1404.A(5)(a).

Mr. Tietjen stated the Historical Commission reviewed the plan and stated there are no historical buildings on the property. However, they would like an official document stating there are no historical buildings on the property.

Ms. Alexis had no comments.

Ms. Brown wanted to discuss the time line. The 90 day timeline will end on March 17, 2015. Do you have an idea on when you will be coming back to the Planning Commission? Mr. Goldthorp stated he will be connecting with the consultants and meeting with the Parks, Recreation and Conservation Committee in January. They would like to resubmit the revised plans in February and come back in front of the Planning Commission in March. Ms. Brown stated you may want to sign an extension. Mr. Goldthorp stated he has no problem with that.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation Update

No new update.

Historical Commission Update

No new update.

Pottstown Metropolitan Regional Planning Committee

Thought we would have the final version released the beginning of January. There will be a revision to the plan. The plan was to release to the public the first of January. Mr. Woessner asked for some changes to the plan. The plan currently shows that East Coventry will be giving up 500 acres for fair share. We do not have 500 acres to give. The plan is supposed to be cleaned up and new copies will be sent out to the Township. Mr. Woessner has requested 3 copies for the Township.

Mr. Woessner asked Cheryl Imes to send a copy of Whispering Woods to Meredith Curran.

Mr. Woessner stated he heard that Lower Pottsgrove just had an ordinance change for a minimum fifty (50) acre tract to have a certain high density overlay.

Mr. Tralies introduced himself to the members of the board and gave a little background of his employment and work history.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:45 p.m. Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary