

EAST COVENTRY HISTORICAL COMMISSION

SCHEDULED MEETING MINUTES

WEDNESDAY, MARCH 11, 2015

Attendance: Gail Brown (Chairperson), Scott Fitzgerald (Vice Chairperson), Penny Morton (Secretary), Ann Keen (Member), Larry Tietjen(Planning Commission Liaison/Member).

Meeting was called to order at 7:00 p.m. by G. Brown, Chairperson.

Pledge of Allegiance

Minutes: A motion was made by S. Fitzgerald to accept the Wednesday, February 11, 2015 meeting minutes and was seconded by L. Tietjen. Approved 5-0-0.

Public Comments: Lynn Grecco, Kulp Rd., Pottstown, Pa. 19465, was present to explain that she has done extensive research on the "Posey Home" which she now owns. She is donating copies of all her research information including a computer disc for our township archives.

New Business

1. Dale and Sue Frens of Frens and Frens, LLC, were present for a Fricks Locks Village Feasibility Workshop on the village's leased buildings and land. Three cost analysis options were presented and discussed.
 - Option A: Residential, Trail Head/Historical Commission and Commercial Mix. This option is not really a "change of use" other than small buildings which are not the destination but the gateway to the destination (historical canal and farm buildings). D. Frens circulated a color depiction of the leased property to better visualize the restoration.
 - Option B: Trail Head/Historical Commission and Commercial. This option shows cost estimates on the same buildings with commercial use on the first floor only with upper floors as storage or unoccupied.
 - Option C: Trail Head/Historical Commission and Live/Work. This designation allows a portion of each house as living and work areas with legal restrictions. Studios/stores would have to be on the first floor and living areas on the second floor with proper egress. This option has the most appeal.
 - Site Work: This provides cost estimates common to all options such as utility installations, parking and landscaping.

Implementation plans which were discussed included using a developer for the construction/restoration vs. private individuals renovating and setting up shops. Also discussed was the possibility of a 501C3 non-profit which would open up grant money availability. D. Frens pointed out that this section of the village would need to be subdivided from the EAB with the township changing the zoning into legal lines. We would need to reinvigorate the ordinance as a Historic District with an approved map. Note: the commercial viability of the village is dependent

on the trail with its completion delayed until about 2017 due to easement issues. L. Tietjen recommended setting up a sub-committee to work with a consultant to follow through on a vision and plan for this project. D. Frens will write recommendations for the next steps.

2. Appointment for the Trails, Greenways and Recreation Task Force: G. Brown volunteered from the Historical Commission. L. Tietjen made a motion to appoint G. Brown and S. Fitzgerald seconded the motion. Approved 5-0-0.

Old Business

The Spring Newsletter article written by G. Brown was circulated for review.

Planning Commission Liaison Report

L. Tietjen reported no activity this past month.

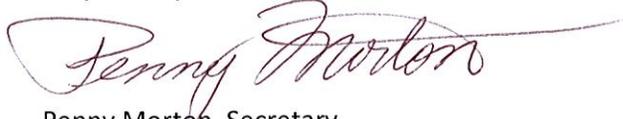
Committees

1. Oral History Committee: S. Fitzgerald (Chairperson). S. Fitzgerald will revise the interview questionnaire and bring in for a vote next month.
2. Archives Committee: A. Keen (Chairperson) and M. Geho. Updating card files with computer records continues.
3. Fricks Locks Volunteer Tour Guide Committee: G. Brown and P. Morton (Co-Chairpersons). Dormant now but plan to get active very soon in preparation for the opening of the new tour season.

Adjournment

A motion to adjourn at 9:15 p.m. was made by L. Tietjen and was seconded by S. Fitzgerald. Approved 5-0-0.

Respectfully Submitted,



Penny Morton, Secretary