

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 16, 2016
(Approved April 20, 2016)

The Planning Commission held their monthly meeting on Wednesday, March 16, 2016. Present for the meeting were Walter Woessner, Kathryn Alexis, Lawrence Tietjen, Lance Parson and Mariea Geho. Also present for the meeting was Marjorie Brown, Planning Commission Solicitor.

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

MINUTES

Mrs. Alexis made a motion to approve the February 17, 2016 Planning Commission meeting minutes. Mrs. Geho seconded the motion. The motion carried with a 4-0-1 vote. Mr. Parson abstained, he was absent.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Razor-Sharp Grinding Sketch Plan

Mr. Tom Smith, Bursich Engineering, introduced Mr. Denise Ryder and Mr. Russ Favinger from Razor-Sharp. Mr. Smith made a presentation for the Razor-Sharp Grinding Sketch Plan proposal. The proposed plan includes two (2) parcels of land, one parcel along New Schuylkill Road (Route 724) and one parcel along Old Schuylkill Road which is zoned Residential. Razor-Sharp would like to add 4,750 square feet to the existing building and extend the rear boundary line back 100 feet past the existing lot line for possible additional expansion and rear yard.

Mr. Smith stated the applicant will be requesting zoning relief to reduce the side yard setback from 30 feet to 9.6 feet for truck access; expand a non-conforming use; encroach into manmade steep slopes and a possible variance to exceed impervious coverage in steep slopes

Mr. Woessner asked if the applicant will be going into a different zoning district. Mr. Smith stated the lot line change will be going into the Residential Zoning district, but the building will not extend into the Residential Zoning district. Mr. Smith stated this may require additional relief. Mr. Woessner asked if there is currently a residence on the Residential Zoned lot. Mr. Smith stated there is currently no residence on that lot.

Mr. Smith stated the proposal will be in character with the rest of the area. Mr. Smith stated they are looking for approval from the Planning Commission in order to present the proposal to the Board of Supervisors to acquire the Zoning relief they require. Mr. Smith stated Razor-Sharp Grinding is looking to expand the building to expand their business.

Mrs. Brown clarified this is just a Sketch Plan review. The discussion is informational only for the applicant. If you want to proceed with the proposal, you will need to submit a Preliminary Plan. Mr. Smith stated they are looking for support from the Township before proceeding with a Preliminary Plan Subdivision submittal.

Mr. Woessner stated he has no objection with the Sketch Plan submitted.

Mrs. Brown asked Mr. Smith if he had any questions on any of the review letters. Mr. Smith stated he had no questions. Mr. Smith stated the applicant may need a variance for steep slopes from the Zoning Hearing Board.

Mr. Woessner stated everything that needs to be done is outlined in Mrs. Browns review letter.

Mrs. Geho asked if there was a stream on the property. Mr. Smith stated yes, there is a stream on the back of the property, but they will not be affecting the area.

Mr. Tietjen asked if the operation in the expanded area is the same as what happens in the existing space. Mr. Smith stated yes.

East Coventry Elementary School Preliminary Plan

Mr. David Allebach, Yergey, Daylor, Allebach, Scheffey & Picardi stated the school district would like to present a design layout of the school to the Planning Commission. Mr. Chris Peters reviewed the design of the school. The school design shows a 2-story building with classrooms in the front; art music in the corridor; cafeteria and gym in the back. The materials for the school are brick with stone.

Mr. Woessner asked where the parent drop off area is located. Mr. Peters stated the parent drop off area is in the front and the bus drop off area will be on the ends.

Mr. Parson asked if the district took into consideration expansion of the building. Mr. Peters stated the district could add a second story to the building. There are two spaces at each end of the building where two (2) additional classrooms can be added.

Mrs. Geho asked how many classrooms could be added to the second story of the building. Mr. Peters stated approximately 20 classrooms could be added.

Mr. Allebach stated he would like to review the waiver requests first. Mr. Allebach stated the waivers shown on the March 15, 2016 letter is the waivers to be reviewed. Mrs. Brown provided copies of the waiver request review she prepared for the Planning Commission. The following motions were reviewed:

Motions on Waiver Requests

1. SALDO §403.5 – Crosswalks for Community Facilities

Mr. Woessner asked why does the School District require a waiver. Mr. Houtman stated there were a lot of discussions on placing a crosswalk at Sanatoga Road and East Cedarville Road. Mr. Houtman stated they require the waiver in case other crosswalks are required other than the one crosswalk at the intersection of Buckwalter Road and East Cedarville Road and one crosswalk at the entrance to the site. Mr. Woessner asked Mr. Flaharty if we needed the waiver. Mr. Flaharty stated it would not hurt to have the waiver. Mr. Flaharty stated the ordinance does not provide a definitive number of crosswalks, it is open ended. The School District is trying to close the open ended number of crosswalks.

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of SALDO §403.5 to not provide crosswalks, except for one crosswalk at the intersection of Buckwalter and East Cedarville Roads and one crosswalk at the entrance to the site and one crosswalk connecting the walkway along the side of the front drive to the sidewalk leading to the front of the building.

Motion made by Mrs. Alexis, seconded by Mr. Parson. Approved (5-0-0)

2. SALDO §405.9 – Street Width

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §405.9 to not widen Old Schuylkill Road along the site frontage.

Motion made by Mr. Woessner, seconded by Mrs. Geho. Approved (5-0-0)

3. SALDO §416.1 – Curbing along East Cedarville Road

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §416.1 to not provide curbing along the site frontage of East Cedarville Road, on the following conditions: (i) the Board of Supervisors grants a waiver to allow installation of a six-foot wide asphalt walkway in lieu of a five-foot wide concrete sidewalk; (ii) the six-foot wide asphalt walkway is installed at the location shown on the Preliminary Plans; and (iii) a three-foot paved shoulder and one-foot stabilized grass shoulder (with appropriate buffering) are installed along the site frontage of East Cedarville Road.

Mr. Woessner stated the plan shows six (6) foot wide walkway on one side and a four (4) feet on the side. Mr. Houtman stated they will be installing a six (6) foot wide walkway along East Cedarville Road and a five (5) foot wide walkway along the drive to East Cedarville Road. Mr. Woessner asked where this is documented. Mr. Flaharty stated that has not been documented. Mr. Houtman stated he is documenting it now to be shown on the plans.

Mr. Woessner stated the Traffic Engineers letter talks about the jogs/inconsistencies in the right-of-way. Mr. Houtman stated there is a portion of the right-of-way that is not thirty-five feet right-of-way. Mr. Houtman stated where the right-of-way is less than thirty (30) feet, the applicant will make the right-of-way width thirty (30) feet and transition the thirty (30) to the area's where the existing right-of-way is thirty-five (35) feet. Mr. Houtman stated PennDOT only requires that the line on the road not change. Mr. Houtman also stated the HOP does exist and will be submitted to the Traffic Engineer soon.

Motion made by Mrs. Alexis, seconded by Mrs. Geho. Approved (5-0-0)

4. SALDO §416.1 – Curbing along Old Schuylkill Road

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §416.1 to not provide curbing along the site frontage of Old Schuylkill Road, on the condition that the Board of Supervisors approves the requested waiver to not install sidewalk at that location.

Motion made by Mrs. Alexis, seconded by Mr. Parson. Approved (5-0-0)

5. SALDO §418.2 – Sidewalk along East Cedarville Road

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of SALDO §418.2 to not install sidewalks along the site frontage of East Cedarville Road, on the following conditions: (i) a six-foot wide asphalt walkway is installed in lieu of a five-foot wide concrete sidewalk in the location shown on the Preliminary Plans; and (ii) the design of the six-foot wide asphalt walkway is ADA accessible.

Mr. Woessner asked since a portion of the sidewalk is in the right-of-way and a portion is outside of the right-of-way, will the Applicant be maintaining all of the sidewalk. Mr. Houtman stated the Applicant will be responsible to maintain all the sidewalk, in and out of the right-of-way.

Motion made by Mrs. Geho, seconded by Mr. Parson. Approved (5-0-0)

6. SALDO §418.2 – Sidewalk along Old Schuylkill Road

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §418.2 to not install sidewalks along the site frontage of Old Schuylkill Road with the following condition:

Mrs. Brown stated the Traffic Engineer review letter inquired whether the Township would like to consider recommending any type of contribution towards the future installation of sidewalks along Old Schuylkill Road. Mr. Woessner stated he would like to see a fee in lieu of for the sidewalks. Mr. Allebach stated they did not make a comment on this note and he would like to propose the sidewalks be constructed when the adjacent property owners construct sidewalks. Mr. Trailies asked if the stipulation could be when one neighboring property owner installs sidewalks. Mr. Allebach agreed to the stipulation.

Motion changed to the following:

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §418.2 to not install sidewalks along the site frontage of Old Schuylkill Road on the condition that the Applicant install sidewalk improvements at its expense, at such time as sidewalk improvements are installed adjacent to one side of the site.

Motion made by Mrs. Geho, seconded by Mr. Parson. Approved (5-0-0)

7. SALDO §419.2 – Parking Areas

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §419.2 to not provide paving and curbing in the parking areas that complies with Township specifications for local streets on the condition that the location of curbing for the internal parking areas shall be as shown on the Preliminary Plans.

Motion made by Mr. Parson, seconded by Mrs. Geho. Approved (5-0-0)

8. SALDO §428.6.A & C – Parking, Loading and Storage Area Landscaping

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of SALDO §428.6.A & C to not install a landscape screen along the outer perimeter of parking, loading and storage areas and to permit fewer total plantings and smaller nursery stock as shown on the Preliminary Plans and as identified in the Applicant's waiver request letter dated March 15, 2016, on the condition that the Applicant guarantee the replacement of any dead or diseased plantings for a period of 18 months following the date of final installation and post financial security with the Township to assure performance of its replacement obligations.

Motion made by Mrs. Geho, seconded by Mrs. Alexis. Approved (5-0-0)

9. SALDO §428.7.A & §428.11.D – Tract Visual Screening

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of **SALDO §428.7.A & §428.11.D** to not install a landscape screen along all property boundaries that abut incompatible land uses and to permit fewer total plantings and smaller nursery stock (2" caliper rather than 2 1/2" caliper and 6' height rather than 8') as shown on the Preliminary Plans and as identified in the Applicant's waiver request letter dated March 15, 2016, on the condition that the Applicant guarantee the replacement of any dead or

diseased plantings for a period of 18 months following the date of final installation and post financial security with the Township to assure performance of its replacement obligations.

Motion made by Mr. Parson, seconded by Mrs. Alexis. Approved (5-0-0)

Mr. Tietjen asked if the applicant is including screening along the housing development. Mr. Houtman stated yes, they have strategically placed the boundary plantings along site lines of the existing houses. Mr. Houtman stated they did not screen the whole property line.

10. SALDO §428.7.B – Building Area Landscaping

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver of SALDO §428.7.B to not provide any building area landscaping.

Motion made by Mrs. Geho, seconded by Mr. Woessner. Approved (5-0-0)

11. SALDO §428.7.C – Building Facade Landscaping

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of SALDO §428.7.C to permit fewer total foundation plantings and the use of smaller nursery stock (2" caliper rather than 2 1/2" caliper and 6' height rather than 8') as identified in the Applicant's waiver request letter dated March 15, 2016, on the condition that the Applicant guarantee the replacement of any dead or diseased plantings for a period of 18 months following the date of final installation and post financial security with the Township to assure performance of its replacement obligations.

Motion made by Mr. Woessner, seconded by Mrs. Geho. Approved (5-0-0)

12. SALDO §428.8.B – Street Trees

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of SALDO §428.8.B to permit the planting of street trees of smaller nursery stock (2" caliper rather than 2 1/2" caliper and 6' height rather than 8') as identified in the Applicant's waiver request letter dated March 15, 2016, on the condition that the Applicant guarantee the replacement of any dead or diseased plantings for a period of 18 months following the date of final installation and post financial security with the Township to assure performance of its replacement obligations.

Motion made by Mrs. Geho, seconded by Mr. Woessner. Approved (4-0-1). Mr. Parson voted against.

Mr. Parson asked if there is that much of a cost savings between the 2" caliper and the 2 1/2" caliper. Mr. Allebach stated he believes there is. Mr. Allebach stated there must be enough since they have requested the waiver.

Mrs. Alexis asked how many actual street trees are there. Mr. Woessner stated there are twenty street trees shown on the plan.

Mr. Woessner asked which are the street trees on the drawing. Mr. Houtman stated the trees are shown along East Cedarville Road. Mr. Woessner asked if the trees are planted where they are supposed to be planted. Mr. Houtman stated he will defer to the Township's Planner to state whether the trees are planted where they are supposed to be located. Mr. Woessner stated they are to be 2' to 4' from the property line. Mr. Houtman stated they are 5' from the property line. Mr. Houtman stated they are staggered, so some of the trees will be in the 2' to 4' requirement. Mr. Woessner stated an additional waiver is required.

Additional waiver:

SALDO §428.8C(1) – Street Trees

MOTION made to recommend the Board of Supervisors **APPROVE** the Applicant's request for a waiver to not install street trees between 2' and 4' outside the ultimate right-of-way and to instead to permit the planting of street trees as shown on the Preliminary Plans.

Motion made by Mr. Tietjen, seconded by Mrs. Geho. Approved (5-0-0)

13. SALDO §428.9 – Tract Boundary Landscaping

MOTION made to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of **SALDO §428.9** to permit fewer total plantings for tract boundary landscaping and the use of smaller nursery stock (2" caliper rather than 2 1/2" caliper and 6" height rather than 8') as shown on the Preliminary Plans and as identified in the Applicant's waiver request letter dated March 15, 2016, on the condition that the Applicant guarantee the replacement of any dead or diseased plantings for a period of 18 months following the date of final installation and post financial security with the Township to assure performance of its replacement obligations.

Motion made by Mrs. Geho, seconded by Mrs. Alexis. Approved (5-0-0)

14. SALDO §429.2 – Bicycle, Equestrian and/or Pedestrian Trails

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of **SALDO §429.2** to not install bicycle, equestrian and/or pedestrian trails other than (i) to install those gravel paths and trails depicted on the Preliminary Plans, and (ii) to provide the location for the "future trail" as shown on the Preliminary Plans.

Mr. Allebach stated the Applicant is requesting the installation of the trails to be deferred until the playing fields are constructed. The trail goes right through the middle of the playing fields. The playing fields will not be constructed for some period of time. The trail will be disrupted when the playing fields are installed. The intension is for the trail going to the playing fields connecting with the edge of the property for the Community Glen development. Mr. Allebach stated the Applicant has not received any plan from the Community Glen development to show how they will connect to the end of the trail.

A discussion ensued.

Mrs. Brown stated she would like to get some clarification on what trail is being discussed. There has been a lot of discussion on pathways, walkways, sidewalks and trails and it is starting to get a little confusing on exactly what we are talking about on the plans. Mrs. Brown stated if she understands it, the purpose of the gravel path was to have pedestrian access for the residents of Coventry Glen and no intention that it relate to the completion of the fields. Mrs. Brown stated what the Planning Commission could consider, if it is inclined to allow a postponement of the completion of the trail, would be to allow the postponement only until such time that Coventry Glen commits to construct the trail and connection. Once the Coventry Glen community commits to do the connection, then the Applicant could be required to immediately construct gravel path. Mr. Allebach stated that would be fine.

Mr. Flaharty asked if this will be the same action required for the Old Schuylkill Road sidewalk. Mr. Flaharty stated if the installation is delayed to a later date, the Township should request an escrow for the sidewalk as part of the Financial Security Agreement or would that

be a separate escrow. Mr. Allebach stated the Applicant has taxing power that they can use. Mrs. Brown stated she would have to discuss this with Mr. Hosterman. A discussion ensued.

Mr. Woessner asked if the Pheasant Lane trail is going to be installed since it is shown on the plan.

Mr. Parson asked Mr. Flaharty if the gravel trails will affect the Stormwater Management Plan. Mr. Flaharty stated no, it will not affect the stormwater Management Plan.

Mr. Tietjen asked if the gravel trails are installed now, will the trail be damaged when the ball fields are installed.

Mr. Allebach stated one of the issues the School District has with putting the trails in now supports people to use the trails. The School District cannot have anyone walking on the trails during school hours.

Mr. Woessner asked what is happening with the soccer fields being used at the existing Elementary School. Mrs. Krumrine stated the soccer fields at the existing Elementary School will continue to be used until the School District makes a decision on what they are doing with the existing school property.

Mr. Tietjen asked what is the driver for the Applicant not wanting to install the trails on the property. Mr. Allebach stated the real drivers are the cost, security and timing issues. Mr. Tietjen stated we require developers to adhere to the standards and require them to install trails. Mr. Tietjen stated if there is a security issue, that is different. Mr. Allebach stated he does not feel the School District is a Developer.

Mr. Woessner asked if this waiver is required since this is not a trail. Mr. Allebach stated yes, they believe they need the waiver because they do not comply with the SALDO. Mrs. Brown stated there are 2 issues being discussed – (1) Should a waiver be granted in order to not provide any more trails than what is shown on the plan and (2) Should a waiver be granted for the timing of installation for what is identified on the plan as the gravel impervious path.

Mr. Tietjen asked Mrs. Brown if the future trails meet the requirements of the SALDO. Mrs. Brown stated she needs to defer to the Township Planner on that questions. Mrs. Brown read the motion she proposed.

Mr. Woessner asked Mr. Flaharty if the Township has a specification for trails. Mr. Flaharty stated if the trail is gravel, no there are no specifications. Mr. Woessner stated there may be another waiver required. Mr. Woessner stated his recollection was the installation of a 6' blacktop trail. A discussion ensued.

Mr. Tietjen stated at the beginning of the discussion, the Applicant was requesting to construct the gravel trail at the time the fields were installed. Mr. Parson stated as a compromise with the Applicant, he felt the trail to the Pheasant Lane cul-de-sac should be put in at the time of building construction and then postpone installing the remaining trails until the fields are installed. The Planning Commission members agreed with the proposal. Mr. Allebach stated that satisfies the construction and security issue. Mr. Parson stated he understands and this gets us through the struggle we have been working with and the comment in the Mercury that the Planning Commission was not going to compromise and work with the School District.

Motion made by Mrs. Alexis, seconded by Mrs. Geho. Approved (5-0-0)

15. SALDO §429.2

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request for a partial waiver of **SALDO §429.2** to postpone the installation of the gravel path leading to Coventry Glen Development until such time as the athletic fields are installed on the condition that the Applicant construct the trail to the Pheasant Lane cul-de-sac concurrently with completion of the building and posting of financial security satisfactory to the Township prior to the commencement of construction of the school building to ensure the installation of the gravel path to the Coventry Glen Development.

Motion made by Mr. Parson, seconded by Mrs. Alexis. Approved (5-0-0)

16. SPIS §6.1.C

MOTION to recommend the Board of Supervisors **APPROVE** the Applicant's request that the path be constructed of clean permeable un-compacted gravel rather than asphalt as required by Section 6.1.C of Exhibit 21-3-A of Chapter 21, Part 3 of the East Coventry Township Code of Ordinances.

Motion made by Mrs. Alexis, seconded by Mrs. Geho. Approved (5-0-0)

Mr. Allebach stated that concluded the waiver requests. Mr. Houtman stated the Applicant is in receipt of the review letters from the Township Consultant. The following review letters were discussed:

ARRO Consulting Letter dated March 1, 2016:

- **Zoning Ordinance – Item 1, §702.5** – Applicant agrees to submit a complete sign package to Township for review.
- **SALDO – Item 2, §304.3.A(3)** – Applicant has plans with the seal of the surveyor of record and can submit them to the Township after tonight's meeting.
- **SALDO – Item 3 b, §304.3.A(8)** – Applicant will replace the Requested Zoning Relief listing on sheet C-2 with the Zoning Relief Granted in accordance with the Order issued by the Zoning Hearing Board on 12/7/15.
- **SALDO – Item 12, §403.5** – Applicant will add crosswalks according to the Traffic Engineer recommendation.
- **SALDO – Item 14, §405.9** – Applicant will add the road widening information as recommended in the Township Traffic Engineer's letter dated December 4, 2015.
- **SALDO – Item 20, §422.7** – Applicant will provide letter of documentation with the next submission and note on plans pertaining to booster pump installation.
- **SWMO – Item 22, §121.3.B** – Applicant will coordinate with Township Engineer outside of meeting to discuss requirements.
- **SWMO – Item 28, §126.E** – Applicant may need to add this item to the waiver request.
- **PUBLIC SANITARY SEWER ORDINANCE – Item 33, §309.2** – Applicant to provide documentation to Township Engineer for September 2014 malfunction in order to have EDU allocation reduced.
- **Applicant will comply with all other items listed in review letter dated March 1, 2016.**

McMahon Transportation Engineers & Planners Review Letter dated March 2, 2016:

- **Traffic Impact Study – Item 1** – Applicant to add truck turning plan as sheet in the subdivision plan.
- **Preliminary Plan – Item 7** – Applicant will install paths, sidewalks and trails 6' in width.

- **Preliminary Plan – Item 11.a.** – Applicant agrees to restrict traffic flow behind school building to one-way during school bus drop off and pick up of students.
- **Applicant will comply with all other items listed in review letter dated March 2, 2016.**

Natural Lands Trust Review Letter dated March 2, 2016:

- **Zoning Review – Item 4, §1310.2.E** – Applicant to provide additional specifications.
- **Applicant will comply with all other items listed in review letter dated March 2, 2016.**

Wisler Pearlstine, LLP Review Letter dated March 9 2016:

- **Item 3. f.** – Applicant will add note to plan stating playground equipment will comply with ADA requirements and will be submitted to Township with building permit application.
- **Item 9. h.** – Applicant will provide easement and maintenance agreement for the future trail.
- **Item 13.** – Applicant agrees to agreement with Coventry Glen Homeowners Association for the connection of trail.
- **Item 16.** – Applicant will wait for formal review from Fire Marshall and revise plans accordingly.
- **Applicant will comply with all other items listed in review letter dated March 9, 2016.**

Planning Commission Questions:

Mr. Woessner:

- **Sheet #3** – Riparian buffer shown on plan as 150', the Township Ordinance only requires 100'. Mr. Houtman stated the project is located in a high quality watershed and DEP requires the buffer to be 150'.
- **Sheet #19** – There are no gates in the fences around the basins. Mr. Houtman stated the plans will be revised to show the gates.
- **Sheet #19** – The plan shows how high the posts are for the fence. The plans should show how high the rails are for the fence. The rails should be 42". Mr. Houtman stated the screen is shown as 42" and a note will be added to show the height of the rails.
- **Sheet #19** – The plan shows a note stating the screen for the basin is secured on the back of the post. Mr. Houtman stated the plan will be updated to show the screen on the outside of the fence.

Mr. Allebach stated if there are no other questions or comments, the Applicant is requesting Preliminary Plan approval from the Planning Commission.

Mrs. Brown stated she has prepared a draft motion and resolution in case the Planning Commission was prepared to grant Preliminary Plan approval. Mrs. Brown stated normally the Planning Commission does not grant approval when there are so many outstanding items. Normally we go through a couple more rounds in order to have clean review letters which allows the resolution to be relatively simple and short. However, in order to help the School District expedite and help to know what to add to the bid package, the draft motion and resolution will be considered a working draft. The proposed draft motion and resolution contains all the comments and recommendations from all the review letters as they stood prior to tonight's meeting. With the discussions tonight, the draft motion and resolution will be cleaned up.

Mrs. Brown read the following recommendation:

MOTION to recommend the Board of Supervisors approve the Preliminary Reverse Subdivision and Land Development Plans submitted by the Owen J Roberts School District for construction of the new East Coventry Elementary School, dated 08/26/15 and last revised 02/23/16, substantially in the form of the resolution attached hereto as Exhibit "A" with the following changes:

- a) Add Exhibit A-1 to Resolution, which has since been eliminated upon recommendation of the Township Engineer;
- b) Revise the waiver section of the resolution to be consistent with the approval motions adopted by the Planning Commission at its March 16, 2016 meeting;
- c) Incorporate all revision comments recommended by the Township Consultants;
- d) Incorporate all comments from the Planning Commission;
- e) Incorporate all comments from the ARRO Consulting review letter dated March 1, 2016;
- f) Incorporate all comments from the Natural Lands Trust review letter dated March 2, 2016;
- g) Incorporate all comments from the McMahon Associates review letter dated March 2, 2016;
- h) Incorporate all comments from the Wisler Pearlstine, LLP review letter dated March 9, 2016; and
- i) Incorporate such additional revisions and/or corrections as are determined to be necessary or appropriate upon recommendation of the Township Solicitor in consultation with the Township Engineer, the Township Planner and the Township Traffic Engineer.

Motion made by Mr. Parson, seconded by Mrs. Geho. Approved (5-0-0)

ADDITIONAL ITEMS TO BE BROUGHT BEFORE THE COMMISSION

Continued discussion of Wireless Communications Facilities Ordinance and Zoning Map

Ms. Brown distributed a revised copy of the Wireless Communication Facilities Ordinance and Zoning Map Amendment. The Planning Commission decided to discuss the revised Wireless Communication Facilities Ordinance and Zoning Map Amendment at the April 20, 2016 Planning Commission meeting.

Mrs. Brown stated she will be providing the Pipeline Ordinance for discussion at the April Planning Commission meeting.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:47 p.m. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary