

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 16, 2011
(Approved April 20, 2011)

The Planning Commission held their monthly meeting on Wednesday, March 16, 2011. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, Kathryn Alexis, and Lawrence Tietjen. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

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

CITIZENS COMMENTS

Bryan Hunsberger of Telvil Corporation was present and requested to speak about the Telvil Hall project.

Mr. Hunsberger proposed that the Telvil Hall plan on the books be eliminated and proposed to apply for two new minor subdivisions (one on the North side and one on the South side) resulting in two lots each and the construction of two dwelling units for the one subdivision and one dwelling unit for the subdivision that contains the existing farmhouse.

Mr. Woessner inquired about stormwater and Mr. Hunsberger noted that each lot will have its own infiltration. Mr. Hunsberger noted that also the subdivision will propose an annexation with an existing homeowner. Mr. Hunsberger noted that they would like to seek waivers from road improvements and buffering and landscaping requirements. Mr. Woessner inquired about existing stormwater issues and Mr. Hunsberger stated that a swale will be added where the issue exists.

Ms. Brown noted that Mr. Hunsberger was proposing both a minor subdivision and a lot line adjustment on each side of the roadway and inquired about the conservation easement and Mr. Hunsberger noted that the previously proposed easement will remain intact. An amendment to or a new submission will be needed for Act 537. Mr. Hunsberger will submit an official application.

1. MINUTES

Mr. Parson moved to approve the minutes of the February 10, 2011 workshop meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to approve the third draft minutes of the February 16, 2011 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

2. SUBDIVISION AND LAND DEVELOPMENT

Bittersweet on Schuylkill

John Berg was present to discuss the Bittersweet on Schuylkill project.

Mr. Berg had provided a sketch of a new plan for the Bittersweet on Schuylkill project proposing the creation of two lots on the 36-acre tract and requested that the plan be treated as a minor subdivision.

Mr. Berg stated that a non-profit for elderly or moderate/low income housing would build the house on the new lot to lease to a family and Mr. Berg noted potentially negotiating with the Board of Supervisors to provide an open space easement.

Mr. Berg asked the Planning Commission if they would recommend that the new plan be treated as a minor subdivision and Ms. Brown stated that the Planning Commission could not formally recommend such without having a formal application before it. Ms. Brown stated that the Planning Commission could provide an informal, non-binding indication of what they would prefer. Mr. Berg will submit an application.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of proposed Subdivision and Land Development Ordinance

There was a review of the proposed Subdivision and Land Development Ordinance in accordance with a red-line version described in Ms. Brown's memorandum dated March 10, 2011, Eugene Briggs memorandum dated March 7, 2011 and document containing John Yurick's comments dated March 16, 2011.

Discussions ensued and the following motions resulted.

First Motion

Mr. Woessner to approve the revisions to the proposed Subdivision and Land Development Ordinance as identified in the Memorandum to the Planning Commission from Wisler Pearlstine, LLP, Planning Commission Solicitor, dated March 10, 2011, entitled "Proposed Amendments to the SALDO (Second Revised Set) with the following additional revisions:

1. Add in Appendix B
2. Revise Note 18 (Page 60)
3. Suspend action on 429.2.D (Page 157) regarding trails pending further review
4. Single access street (21 vs. 28) to remain at 21
5. Section 428.6.B (Page 146) delete reference to 'juniper fragrance'
6. Section 426.3.H (Page 137) add in 'Planner, Township' where the deleted text appears

Mrs. Alexis seconded the motion. Mr. Parson had exited the meeting earlier so was not present for the vote. The motion carried with a 4-0-0 vote.

Second Motion

Mrs. Alexis to approve the revisions to the proposed Subdivision and Land Development Ordinance as identified in the mark up to the Planning Commission from McMahon and Associates, Township Traffic Engineer, dated March 16, 2011 as modified in the following respect:

1. Section 411.10 – retain minimum right-of-way width of 60'

Mr. Woessner seconded the motion. Mr. Parson had exited the meeting earlier so was not present for the vote. The motion carried with a 4-0-0 vote.

Third Motion

Mr. Tietjen to approve the revisions to Section 301.3.A of the proposed Subdivision and Land Development Ordinance relating to minor subdivision plan in accordance with the memorandum to the Planning Commission from ARRO Consulting, Inc., Township Planner dated March 7, 2011 and modified in the following respects:

1. Section 301.3.A – do not delete the text as proposed
2. Section 301.3.A.1.b – revise to state ‘Only proposed land disturbance activities that are incidental.....’ and reword to allow one dwelling per lot
3. Section 301.3.A.1.c – do not change to three (3) lots, keep at two (2) lots
4. Section 301.3.A.1.f – do not delete as proposed but reword
5. Section 301.A.2 – in the definition for Lot Line Adjustment, delete ‘minor’

Mr. Woessner seconded the motion. Mr. Parson had exited the meeting earlier so was not present for the vote. The motion carried with a 4-0-0 vote.

Ms. Brown noted that the proposed adoption date for the Subdivision and Land Development Ordinance is June and Mr. Woessner voiced concern that this would not allow time for proper review by the Planning Commission. Ms. Brown stated that she would provide a red-lined version to the Planning Commission for their review at their April meeting.

Mr. Woessner noted concern regarding the proposed waiver procedures and Ms. Brown noted that the Board would be made aware of these concerns.

Northern Federation Update

Mr. Kulp did not have an update to report for the Northern Federation.

Historical Commission Update

Mr. Tietjen requested that the Historical Commission get a copy of the newly revised proposed Subdivision and Land Development Ordinance and suggested that the Parks, Recreation and Conservation Committee be copied as well.

Pottstown Metropolitan Regional Planning Committee

There was no update for the Pottstown Metropolitan Regional Planning Committee.

Wind/Solar Energy Ordinance

Mr. Briggs distributed revisions to the wind/solar energy ordinance to address allowing wind turbines on buildings. The proposed revisions will be reviewed at the next meeting.

Mr. Kulp noted that the next meeting is scheduled for April 20, 2011 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 11:10 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary