

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 17, 2010
(Approved April 21, 2010)

The Planning Commission held their monthly meeting on Wednesday, March 17, 2010. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, Lawrence Tietjen and Kathryn Alexis. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer 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.

Mr. Woessner moved to approve the agenda as presented. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

There were no citizen comments.

1. MINUTES

Mr. Woessner moved to approve the third draft of the minutes of the February 24, 2010 monthly meeting as presented. Mrs. Alexis seconded the motion. Mr. Parson abstained due to his absence at the February 24, 2010 monthly meeting. The motion carried with a 3-0-1 vote.

2. SUBDIVISION AND LAND DEVELOPMENT

Project: DiGiuseppe Reverse Subdivision Applicant: James DiGiuseppe
Dan Coval, counsel for the applicant, was present.

The Planning Commission considered recommendation of waivers for the DiGiuseppe Reverse Subdivision project in accordance with Township Engineer letter date March 9, 2010.

Mr. Woessner moved to recommend waivers from the following sections of the Subdivision and Land Development Ordinance.

- Sections 304.3.C, 304.3.D and 304.3.F to allow the required accompanying/supplemental information to not be provided.
- Section 406.7 to allow no road cartway widening or shoulder improvements along the Kulp Road frontage.

Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Tietjen arrived at this juncture in the meeting.

The Planning Commission next addressed the resolution for preliminary/final plan approval of the DiGiuseppe Reverse Subdivision.

Mr. Kulp moved to recommend approval of resolution granting preliminary/final plan approval of the James DiGiuseppe Reverse Subdivision. Mrs. Alexis seconded the motion. The motion carried unanimously.

The Planning Commission addressed the Sewage Facilities Planning in accordance with Township Engineer letter dated March 4, 2010.

Mrs. Alexis moved to approve execution of the letter presented by the Township Engineer regarding the DiGiuseppe Reverse Subdivision sewage facilities planning for issuance to PADEP. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Project: Telvil Hall Applicant: Telvil Corporation
Bryan Hunsberger of Telvil Corporation was present.

There was a review of the Telvil Hall final plan last revised February 23, 2010 in accordance with Township Engineer letter dated March 9, 2010, Township Planner letter dated March 8, 2010, Traffic Engineer letter dated March 11, 2010 and Township Solicitor letter dated March 10, 2010.

Mr. Woessner asked where the stone wall information appears on the plans and Mr. Hunsberger noted that a detail was added to address that item. The Planning Commission then agreed it be appropriate to recommend plan approval of the Telvil Hall final plan.

Mrs. Alexis moved to recommend approval of the final subdivision plan application for Telvil Hall and authorize the Township Solicitor to prepare a resolution incorporating the conditions found in the Township Engineer letter dated March 9, 2010, Township Planner letter dated March 8, 2010, Traffic Engineer letter dated March 11, 2010 and Township Solicitor letter dated March 10, 2010. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Project: Ivywood Estates Applicant: WB Homes
Christopher Canavan of WB Homes, Inc. James A. Bleakley Jr. of Continental Bank and Rolph Graf of Graf Engineering, LLC were present.

There was a review of the Ivywood Estates informal sketch plan dated January 20, 2010 in accordance with Township Engineer letter dated March 4, 2010 and Township Solicitor letter dated March 9, 2010.

Mr. Canavan and Mr. Graf provided an overview of the January 20, 2010 Ivywood Estates informal sketch plan and provided the changes they have made to the plan compared to the plan that was part of the Ivywood Estates stipulation agreement.

Mr. Parson and Mr. Woessner both noted concern regarding water issues on the Ivywood site. Mr. Canavan noted proposed pedestrian access to the back of the East Coventry Elementary School. Mr. Woessner suggested the Painter Tract trail be connected to the

Ivywood cul-de-sac. Mr. Woessner noted driveways that are too close together and noted that a 5-foot sidewalk is required.

Mr. Flaharty exited the meeting this time.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Ordinance No. 166

Mr. Woessner moved to recommend Board of Supervisors approval of Ordinance No. 166 amending the Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 19 (Nonconforming Uses, Structures and Buildings), to amend Sections 1901 (nonconforming use), 1902 (nonconforming structure or building), and 1906 (lots nonconforming as to area and width regulations, and lots of unusual dimensions), and to delete Section 1907 (nonconforming contiguous undeveloped lot). Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Review of the amended Subdivision and Land Development Ordinance

There was a review of the amended Subdivision and Land Development Ordinance beginning with Part 5, Mobile/Manufactured Home Parks.

Section 502 needs to be pared down substantially. Mr. Briggs will clarify the issue of permits with the Health Department. Ms. Brown will determine if Part 5 needs to be self-contained or be able to have references to other Parts of the Code.

Section 429.3, Trails, was then discussed. The Parks, Recreation and Conservation Committee memo dated February 10, 2010 regarding trails was discussed. Comments noted were:

- Item 4 – Section 3.A should read ‘When a subdivision or land development proposal is traversed by or abuts an existing trail customarily used by pedestrians and/or equestrians, the applicant shall be required to make provisions *as shown on the Comprehensive Plan or otherwise identified by the Township* for the continued recreational use of the trail *if recommended by the Planning Commission*.
- There was question as the purpose of Item 5 and the reference to ‘local/collector’
- It was questioned why the suggestion to omit Section 429.3.B.1 through 429.3.b.3 found in Item 6 of the memo
- In reference to Item 7, a fee in lieu of trails is not appropriate
- Item 8 – the needs for generalized standards was questioned, different trails will require different design standards. Mr. Briggs will look into if the Northern Federation may be preparing such a document
- Item 9 – concern of miscommunication between developer and purchaser –this item has already been addressed in the Code
- Item 10 – reference to Section 429.4.C does not belong in the ‘trails’ section
- Item 12 – a trail Code of Conduct is not recommended

Historical Commission Update

Mr. Tietjen stated that the Historical Commission is working on a calendar which will feature ‘outbuildings’.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted the approval by the PMRPC to look into funding for the Regional Market Analysis and Study. Mr. Parson also noted that representatives from the school districts attend the PMRPC meetings.

Northern Federation

Mr. Kulp noted that the Northern Federation is working on a trail plan.

Zoning Amendments

Ms. Brown confirmed that the amendments needed to correct Appendix B diagrams so they are consistent with text of ordinance. The ordinance amendment will be prepared by the Township Solicitor. Mr. Woessner stated he will provide electronic copy of the diagram.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:30 p.m. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary