

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 19, 2014
(Approved May 21, 2014)

The Planning Commission held their monthly meeting on Wednesday, March 19, 2014. Present for the meeting were Walter Woessner, N. Lance Parson, Kathryn Alexis, and Lawrence Tietjen. Jason McConnell was not present.

Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer were present.

Also present was 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.

AGENDA

Mr. Woessner moved to approve the agenda as revised by placing proposed Ordinance No. 200 first on the agenda. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

MINUTES

Mr. Parson moved to approve the minutes of the February 19, 2014 monthly meeting minutes as amended. Mr. Tietjen seconded the motion. The motion carried with a 3-0-1 vote with Mrs. Alexis abstaining due to her absence at the February 19, 2014 monthly meeting. Amendment being, note that Mrs. Alexis was not present at the February 19, 2014 meeting.

CITIZEN COMMENTS

There were no citizen comments.

PROPOSED ORDINANCE NO. 200 AMENDING CHAPTER 27 (ZONING) AND THE R3 ZONING DISTRICT TO PERMIT OPEN SPACE OPTION

There was discussion and review of proposed Ordinance No. 200 amending Chapter 27 (Zoning) and the R3 Zoning District to permit open space option. A few of the revisions were noted.

Mr. Woessner moved to recommend that the Board of Supervisors approve proposed Ordinance No. 200 amending Chapter 27 (Zoning) and the R3 Zoning District to permit open space option. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

SUBDIVISION AND LAND DEVELOPMENT PROJECT REVIEWS

Fairway Farm – Vaughn Road – Applicant: David J. Eckhart

There was a review of the Fairway Farm preliminary plan dated January 24, 2014 prepared by Bursich Associates, Inc. in accordance with Township Engineer letter dated March 12, 2014, Township Planner letter dated March 10, 2014, Traffic Engineer letter dated March 13, 2014 and Township Solicitor letter dated March 18, 2014. Kim Kryder of Bursich Associates, Inc. was present to give an overview of the plan and discuss the review letters.

The letters were reviewed and there was discussion. Mr. Kryder will meet with the Historical Commission and the Parks, Recreation and Conservation Committee to discuss the plan. Mr. Kryder will also contact the Traffic Engineer as well to discuss some of the items from their review letter.

Ms. Brown noted that a variance will be required for the continued use of the guest house.

Mr. Woessner's comments were as follows:

Sheet 2 – Trees to be removed must be replaced with a ratio of for each tree removed two must be planted

Sheet 7 – List the versions of the ordinances being used for this plan
The entire new right-of-way reduces the net acres

Sheet 18 - Sewer detail does not match the township specifications

Sheet 25 - Revise "Little Schuylkill River" to read "Schuylkill River"

Sheet 32 - Waiver request per 102? This is an item for the State

A conditional use will be needed for the clustering. The Planning Commission requested that sidewalks be installed. Also the emergency access must be provided utilizing brick (or other substance) with grass covering.

Ms. Brown also noted that the applicant should request an unlimited extension from the township. Mr. Kryder will submit such request to the township.

POTTSTOWN METROPOLITAN REGIONAL PLANNING COMMITTEE COMPREHENSIVE PLAN

There was discussion regarding the Future Land Use Plan Revisions – Pottstown Metropolitan Regional Planning Committee Comprehensive Plan. Mr. Woessner questioned the item of 'creating a farm' and the plausibility of that happening and Mrs. Alexis noted that it could possibly occur under certain circumstances. There were no other comments offered.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation Update

Mrs. Alexis noted that there was a presentation regarding rain gardens and at this month's meeting there was discussion of expanding the Northern Federation's website.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission reviewed the Fairway Farm plan at their last meeting and the Historical Commission will get comments to the Planning Commission.

Pottstown Metropolitan Regional Planning Committee

See above.

The next Planning Commission meeting is scheduled for April 16, 2014 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:00 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary