

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 21, 2010
(Approved August 18, 2010)

The Planning Commission held their monthly meeting on Wednesday, April 21, 2010. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, and Lawrence Tietjen. Kathryn Alexis was not present. 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.

Mr. Woessner moved to approve the agenda as presented. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote. Mr. Woessner suggested that zoning hearing board applications be added to future agendas.

CITIZENS COMMENTS

Gail Brown of the East Coventry Township Historical Commission thanked the Planning Commission for their consideration of requiring Telvil Corporation to maintain the stone wall at Telvil Hall.

1. MINUTES

Mr. Woessner moved to approve the second draft of the minutes of the March 17, 2010 monthly meeting as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Pottstown Metropolitan Regional Comprehensive Plan

Mr. Parson moved to approve forwarding the proposed map amendments to the Board of Supervisors for its consideration and further recommending approval by the Board of Supervisors of the ten map amendments to the Regional Comprehensive Plan's Future Land Use Map, Figure 5-2, prepared by the Pottstown Metropolitan Regional Planning Committee. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 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.

Ms. Brown noted that Part 5 may remain with no special provisions. Ms. Brown noted that Mr. Briggs investigated the annual licensing issue and noted that licensing and inspection issues are regulated under the jurisdiction of the Chester County Health Department. These items could be a condition of final plan approval for the development of a mobile home park until approval has been received from the Chester County Health Department. The Planning Commission agreed they liked the format of the Newlin ordinance.

Mr. Briggs noted that Part 6 was revised to be more in line with the MPC. Mr. Woessner inquired about Section 1.25.E and inquired why the Driveway inspection section was deleted

and Mr. Briggs noted that he will contact the Township Engineer regarding this but he believes this item probably appears elsewhere. There was a discussion regarding curbs and sidewalks and the reference to the acreages and it was noted this section should be in conformance with the Zoning Ordinance.

Review of version 1 of the amended Subdivision and Land Development Ordinance concluded. Ms. Brown and Mr. Briggs will make the appropriate changes to the document to reflect the Planning Commission comments and once complete the revised document will be provided to the Planning Commission for review.

Northern Federation Update

Mr. Kulp stated that the Northern Federation is working on the composite of the trails.

Historical Commission Update

Mr. Tietjen stated that the Historical Commission is himself and Gail Brown will be taking another look at the amended Subdivision and Land Development Ordinance. Mrs. Brown noted that a meeting has been scheduled to discuss this item with Township's Historic Consultant who will provide suggestions.

Mr. Tietjen noted mail he received regarding training sessions for subdivision and land development.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted a joint meeting of the Interregional Planning Cooperative which has been scheduled for April 28, 2010 at 7:00 pm and will be held at Owen J. Roberts. A new handbook prepared by the Montgomery County Planning Commission will be presented and reviewed at this meeting.

Mr. Parson also noted a recent meeting that was held at Pottstown Borough Hall regarding new Federal MS4 regulations. These new regulations will require municipalities to install filters on basins and storm drains so stormwater that goes in the tributaries is as clean as possible. These new regulations will cost municipalities large amounts of money.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 8:35 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary