

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JUNE 18, 2008  
(Approved July 16, 2008)

The Planning Commission held their monthly meeting on Wednesday, June 18, 2008. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and N. Lance Parson.

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

**NATURAL LANDS TRUST**

Diane Rosencrance and Monica Drewniany of Natural Lands Trust provided a presentation on Natural Lands Trust and Smart Conservation.

Also, present for observation of the presentation was Karen Nocella- Chair of the East Coventry Parks and Recreation Committee, Ann Keen, Phyllis Snyder and Larry Tietjen, members of the East Coventry Historical Commission and Rosemarie Miller – Vice Chair of the East Coventry Board of Supervisors.

Ms. Rosencrance provided information on the below items:

- Project Partners
  - Integrates models developed by Natural Lands Trust, Philadelphia Water Department and Delaware Valley Regional Planning Commission
- Project Objective
  - Recognize the land-water connection
  - Locate the high priority lands
  - Overlay future development model to identify areas of friction
- Natural Lands Trust's Smart Conservation
  - Conservation Resources Prioritization is a science-based method for identifying and assessing natural features.
- Conservation Science Forum
  - A group of 85 conservation scientists and practitioners, assembled from regional organizations
  - 22 factors have been identified that together provide a science-based method for prioritizing natural features for conservation
- Several colored map were reviewed and areas of interest noted
- Future development was discussed as to how it relates to watersheds
- Natural Lands Trust technical assistance for communities to promote conservation of priority lands
- Integration of local priorities
- Implementation of Smart Conservation
- Pike County example of community conservation priorities

Ms. Drewniany provided additional information. Items discussed were:

- Creating and saving open space
- Designing project sites around open space, saving trees and protecting open space

- Example of a farmstead protection and a path linking to development through open space was noted

Ms. Rosencrance noted that Natural Lands Trust may provide assistance with grants and noted the cost of an analysis is \$4,000 which includes 3 meetings and information entry.

Informational packets were provided to all for their use.

#### CITIZENS COMMENTS

There were no citizen comments.

#### 1. MINUTES

Mr. Woessner moved to approve the second draft minutes of the May 21, 2008 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

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

#### 2. BERKEY-HIGH SUBDIVISION

No representation for the Berkey-High Subdivision was present.

Mr. Woessner noted the applicant should correct the zoning districts and right-of-way dimensions and prepare a list of waivers, and after they are approved, the Township Engineer and Township Solicitor may prepare a resolution for waivers and drawings notes for final plan recommendation.

#### 3. PAINTER TRACT

Ross Unruh, counsel for Bentley Communities, and Scott Emerson of Bentley Communities were present.

There was a review of Painter Tract sketch plan last revised May 9, 2008 in accordance with alternate Township Engineer letter dated June 5, 2008, Township Planner letter dated June 3, 2008 and Traffic Engineer letter dated June 2, 2008.

Mr. Woessner inquired about additional road width and Mr. Unruh noted that would be addressed at preliminary plan state. Mr. Woessner noted:

- The 10' buffer needs to be 20'
- The buffer is not necessary across the top of the perimeter where the tract abuts Coventry Glen
- Sight distance issues coming out of the parking areas
- Additional mailbox stations

Mr. Parson asked the status of the EDU availability and Mr. Emerson stated that he felt that EDU's would be available where they are located.

Mr. Kolb moved to recommend sketch plan approval for the Painter Tract in accordance with draft resolution presented by Mr. Unruh with the following conditions added:

6. Applicant shall add a 20' buffer per Zoning Ordinance Section 1309.3.B(1)
7. Applicant shall terminate the trail at the northeast corner
8. Applicant shall correct parking lot sight distances
9. Applicant shall provide 125' clearance for dwellings on Lots 1 through 6 per Zoning Ordinance Section 1333.C
10. Applicant shall provide 30 foot half right-of-way along Ellis Woods Road per Subdivision and Land Development Sections 406.1 and 406.7

Mr. Woessner seconded the motion. Mr. Parson voted no. Mr. Parson stated he felt the plan approval recommendation should be addressed in July. The motion carried with a 3-1-0 vote.

**4. NEUMAN SUBDIVISION (A.K.A. RIDGEFIELD ESTATES)**

Mr. Woessner moved to accept for review the Neuman Subdivision (a.k.a. Ridgefield Estates) final plan dated June 10, 2008. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

No additional items.

**ADJOURNMENT**

Mr. Woessner moved to adjourn the monthly meeting at 8:25 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary