

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JULY 15, 2009  
(Approved August 19, 2009)

The Planning Commission held their monthly meeting on Wednesday, July 15, 2009. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis, N. Lance Parson 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**

There were no citizen comments.

Mrs. Alexis moved to approve the agenda with the addition of Northern Federation update. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

**1. MINUTES**

Mr. Kulp moved to approve the second draft minutes of the June 17, 2009 monthly meeting as presented. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Amended Subdivision and Land Development Ordinance

There was a review of the proposed amendments to the Subdivision and Land Development Ordinance.

Definitions and a few other items were reviewed. The following comments were noted:

Berm (Page 9)	Berm tops should not come to a point. This item needs to be addressed. Two definitions should be required for Berm – one for landscaping and one for stormwater
BMP Access Easement (Page 9)	Text needs to be checked to see where this definition is utilized
Building (Page 10)	The definition as found in the Zoning Ordinance should be used for consistency
Page 10	There should be a definition for building height
Building Setback Line (Page 10)	This definition is regulated by the Zoning Ordinance. Should be eliminated from Subdivision and Land Development definitions
Date of Submission (Page 13)	Change ‘will’ to ‘with’
Density, Gross & Density, Net (Page 13)	This definition not found in text – should be removed
Developer (Page 14)	Landowner should appear the same throughout the document for consistency (as one word)

East Coventry Township Subdivision and Land Development Ordinance and Zoning Ordinance (Page 16)	Correct dates of adopted ordinances
Façade (Page 16)	Definition to read ‘exterior face of a building’
Greenway (Page 18)	This definition needs to be reviewed with reference to riparian buffers
Ground Stabilization Fabric (Page 18)	Item not found in text – clarified that the item is utilized by reference
Landscape, Screen (Page 21)	Definition does not contain enough information and needs better wording
Lot Width (Page 24)	Refers to “Building Setback Line” which is not necessary
Riparian Buffer (Page 30)	‘Tributary Streams’ needs to be defined
Public Notification (Page 41)	Should address preliminary that than sketch plan public notification
Section A(2) (Page 44)	Correct Chapter to be referenced is ‘304.3’ not ‘403.3’
Section B(2) (Page 44)	It was questioned why the Traffic Engineer received a copy of the sketch plan
Section A(2) (Page 46)	One general paragraph should be required to address consultant reviews (this applies to sketch, preliminary and final)
Section 1.D (Page 50)	Discussion regarding 21 day advance of meeting submission not enough time for developer preparation of plans. This item will need further attention
Section B (Page 53)	Item should be added that Township Engineer prepared plan approval resolution, this item applies to sketch, preliminary and final
Section C (Page 54)	Traffic Engineer is not mentioned with other consultants
Section E(1) (Page 56)	Does the Historical Commission or other committee/commission get a copy of plans, if so, who determines this? Item needs some more attention
Section 3. Land for Recreation or Open Space (Page 131)	On-going issues not addressed with ‘fee in lieu of’, further clarification is needed
Section 4.B (Page 134)	First item – Parking, Multifamily – ‘multifamily’ to be changed to ‘multi-unit’
Section 8.D (Page 140)	Change plant interval from ‘no less than 8’ to ‘no more than 8’

There was a brief discussion regarding making definitions a separate chapter and it was determined that it may be a better idea to keep the definitions with each perspective chapter for easy reference and understanding.

Mr. Woessner asked why the construction specifications are made part of the ordinance and noted it to be more labor intensive to change in the future if necessary.

Historical Commission Update

Mr. Tietjen stated that the Historical Commission has recommended Jane Davidson as the Township's Historic Preservation Consultants. Mr. Tietjen also noted that the Historical Commission is discussing retro-active demolition permits with the Township Solicitor. Mr. Tietjen noted that an 'old photograph' event will be held on July 22, 2009 where an individual will be present from Chester County to ascertain the age of photographs.

Pottstown Metropolitan Regional Planning Committee

No update was available.

Northern Federation

Mr. Kulp stated that the Northern Federation has been discussing stormwater and noted the use of rain gardens in lieu of basins. Also noted was the use of porous sidewalks.

Mr. Kulp noted a French Pickering Creek event to be held on August 1, 2009.

Mr. Briggs noted correspondence received from Chester County Landscapes requesting comments to their draft update of Landscapes. Comments are due September 9, 2009.

Mr. Woessner stated he felt that the Painter Tract plan should be rejected.

The next Planning Commission meeting will be held August 19, 2009 at 7:00 p.m.

**ADJOURNMENT**

Mr. Kulp moved to adjourn the monthly meeting at 9:40 p.m. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary