

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 18, 2010
(Approved September 15, 2010)

The Planning Commission held their monthly meeting on Wednesday, August 18, 2010. Present for the meeting were Harold Kulp, N. Lance Parson, and Lawrence Tietjen. Walter Woessner and Kathryn Alexis were 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. Parson moved to approve the agenda as amended. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote. Solicitor's Update will be added to the agenda.

CITIZENS COMMENTS

There were not citizens' comments

1. MINUTES

Mr. Parson moved to approve the minutes of the April 21, 2010 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

2. SUBDIVISION AND LAND DEVELOPMENT

Project: Ivywood Estates Applicant: Continental Bank

Mr. Parson moved to accept for review the Ivywood Estates Subdivision and Land Development preliminary plan dated July 30, 2010. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

Ms. Brown noted that the Site Analysis Plan and Conservation Plan were not provided and the applicant noted that they will revise their waiver request letter to address such. These items are found in Sections 406 and 407 of the Subdivision and Land Development Ordinance.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Zoning Hearing Board Application – T-Mobile Northeast, LLC

There was a review of the T-Mobile Northeast, LLC application to the Zoning Hearing Board for the co-location of a communications tower. Ms. Brown noted that it seemed the applicant should be applying for a Special Exception but it looks like the application is for a variance regarding the height of the tower.

Ms. Brown stated that the Board of Supervisors were considering limiting the zoning districts in which communications towers could be located and wanted the Planning Commission's input as to which zoning districts should allow communications towers. The Planning Commission discussed this matter and agreed that communications towers should be limited to the C and C-1 Zoning Districts and a provision should be made for allowing towers in all districts to be placed on municipal and fire services properties.

Mr. Parson moved to approve submission of the following recommendations to the East Coventry Township Board of Supervisors regarding the cell towers:

The Zoning Ordinance to be amended to provide for cell towers to be permitted in the following zoning districts: C and C-1 with the provision that cell towers be permitted in all zoning districts for municipal and fire services properties.

Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Review of the proposed Zoning Ordinance Amendments

There was a review of proposed Zoning Ordinance amendments. Ms. Brown provided an overview of the proposed changes.

Mr. Kulp moved to recommend the Board of Supervisors consider adoption of the ordinance regarding “Miscellaneous Technical Zoning Ordinance Amendments” with the following change:

Section X be eliminated to allow Tool sheds, lean-tos, storage buildings accessory to all residential dwellings in the rear yard only and not in the side yard.

Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

Northern Federation Update

Mr. Kulp provided a brief overview of the survey results regarding recreation.

Historical Commission Update

Mr. Tietjen stated that the Historical Commission is reviewing the proposed Subdivision and Land Development Ordinance and they will have a final workshop on August 19, 2010 at 9:00 a.m.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted that there was not a July meeting of the Pottstown Metropolitan Regional Planning Committee and there was no report at this time.

Solicitor’s Update

Ms. Brown noted that Telvil Hall is on hold due to the economy.

Ms. Brown noted new legislation, Act 46, which extends land development, building, construction, etc. approvals to July 2, 2013. Water and sewer is not extended.

Ms. Brown noted that the SALDO team will meet on August 31, 2010 and that SALDO revisions would be presented in two phases, the first phase will include only the substantive changes and in a red-line format and the second phase will be the reorganization of various sections into the order proposed by the Planning Commission.

ADJOURNMENT

Mr. Tietjen moved to adjourn the monthly meeting at 8:30 p.m. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary