

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 20, 2014
(Approved September 17, 2014)

The Planning Commission held their monthly meeting on Wednesday, August 20, 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 Kevin McAgnon of ARRO Consulting, Inc. Township Engineer were present.

Also present was Maria 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 amended, amendment being place Pence Minor Subdivision first. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

MINUTES

Mr. Parson moved to approve the minutes of the June 18, 2014 monthly meeting minutes as presented. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

PENCE MINOR SUBDIVISION

Thomas Pence was present to discuss the Pence Minor Subdivision. There was a review of the Pence Minor Subdivision Plan dated August 1, 2014 prepared by McNeill Land Surveying in accordance with Township Engineer letter dated August 19, 2014, Township Solicitor letter dated August 19, 2014 and Township Planner letter dated August 18, 2014.

Mr. Woessner noted that the township would most likely request the dedication of the extra foot right-of-way. After review of the consultant letters and discussion the following motion was made.

Mr. Parson moved to recommend that the Board of Supervisors approve the Pence Minor Subdivision (Lot Line Adjustment) Preliminary/Final Plan and adopt a proposed resolution in the form presented to the Planning Commission, with the following changes: (a) the addition of Zoning Ordinance Comment Nos. 1, 2 and 3 contained in the ARRO Engineer Review letter dated August 19, 2014, and (b) such other changes as may be recommended by the Township Solicitor. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

GREEN ACRES

Karl Glocker was present to discuss the Green Acres unofficial sketch plan dated June 18, 2014 prepared by Bercek and Smith Engineering, Inc. The Planning Commission was amenable to the plan and suggested an official submission be provided for consultant review.

FAIRWAY FARM

David Eckhart, Applicant of the Fairway Farm project, Mr. McGrory, counsel for the Applicant, and Kim Kryder, Engineer for the Applicant were present to discuss the Fairway Farm unofficial sketch plan dated August 13, 2014 prepared by Bursich Associates.

It was noted that 67% open space is required and it was noted the required active open space requirement is 1.85 acre and the plan is showing 1.58 acre. Mr. Woessner noted concern regarding lack of emergency access. It was recommended the plan be submitted for consultant review.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation Update

No new update.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission is working with an Eagle Scout to have benches put in at Fricks Locks Village.

Pottstown Metropolitan Regional Planning Committee

No new update.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:15 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary