

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 2, 2008
(Approved October 15, 2008)

The Planning Commission held their workshop meeting on Thursday, October 2, 2008. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, and Kathryn Alexis. Lance Parson was not present.

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

CITIZENS COMMENTS

There was no public comment.

1. DISCUSSION REGARDING AMENDMENTS TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

There was a review of the proposed amendments to the Subdivision and Land Development Ordinance. Definitions were reviewed and comments are as follows:

Subdivision and Land Development Ordinance – SALDO
Zoning Ordinance - ZO

| DEFINITION | COMMENT |
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| Agricultural Security Area | Unaware of where found in SALDO but definition is the same as appears in ZO |
| Agriculture | Delete sentence that reads “The keeping of horses for domestic purposes shall not be considered an agricultural use. Definition does not need to be in the SALDO, Mr. Woessner will verify if appears in SALDO |
| Berm | This definition differs from the definition in the ZO. It was suggested that the “generally level” be removed and the definition be fixed in the ZO. |
| Building | Mr. Woessner to verify if this definition appears in the SALDO, if it does it should be changed to match the ZO |
| Building Code | Definition to be changed to match the definition in the ZO |
| Building Setback Line | Definition not referenced in the SALDO, not needed |
| Caliper | Definition differs from definition in ZO, needs resolution |
| Common Open Space or Open Space | Change definition to match definition in the ZO and the reference to ‘non-common open space functions’ needs to be investigated |
| Comprehensive Plan | Change definition to match definition in the ZO |
| Condominium | Check to see if needed in SALDO, if so, change definition to match definition in ZO |

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| Conservation Plan | Conservancy/Sanctuary should be added, use definition in ZO |
| Chester County Planning Commission | Definition to be added to SALDO to match ZO |
| Detention Basin | Change to match definition in ZO |
| Development | Definition in ZO, an Item C to be added, the MPC to be referenced |
| Dwelling | Where this item is used in the SALDO is to be investigated |
| Greenway Lands | It was questioned where this term is used |
| Impervious Surface | The definition for this item found in the ZO was noted and it was recommended such definition be used in the SALDO with the elimination of the reference to building, etc. |
| Land Development | It was noted this definition appears to similar to such definition in the MPC (Municipalities Planning Code) |
| Landscape Screen | Delete the requirements from the definition and provide another definition for Landscape Screen Requirements, definition for ZO to be corrected. Add a requirements section in 428. |
| Lot Area | Remove from SALDO definitions |
| Lot, Corner | Remove from SALDO definitions |
| Lot Coverage | Remove from SALDO definitions |
| Lot, Double Frontage | Remove from SALDO definitions |
| Lot, Interior | Remove from SALDO definitions |
| Lot Line, Rear | Add definition to SALDO definitions using ZO definition |
| Mobile/Manufactured Home Park | Use the ZO definition |
| Plan, Final Plan, Preliminary Plan, Sketch | Provide correct section numbers |
| Recreation Vehicle | Delete from SALDO definitions, not referenced in SALDO |
| Retention Basin | Use ZO definition, may need some rewording |
| Seasonally High Water Table Soils | Delete from SALDO definitions, not referenced in SALDO |
| Septic Tank | The need for this definition in SALDO needs to be investigated |
| Shade Trees | The need for this definition in SALDO needs to be investigated |
| Steep Slope | Delete from the SALDO definitions, not referenced in SALDO, appears in ZO |
| Wetlands Margin | Where used in SALDO to be investigated |
| Yard | Why redundancy of 'open' |

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| Yard, Front Yard, Rear Yard, Side | Change SALDO definition to match ZO definition |
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2. REVIEW OF PROPOSED ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

There was a discussion regarding the proposed ordinance amending the Subdivision and Land Development Ordinance to require 28' wide streets.

Mr. Woessner distributed a memo titled MEMO WJW 80930.

The memo provided documentation concerning the proposed ordinance and also noted the increase of street widths from 24' to 28' would:

- Increase run-off
- Increase potential on-street parking
- Increase right-of-way
- Increase snow removal and where to put it

It was also noted the wider street widths would cause increased speeds.

Mr. Woessner moved to recommend the proposed ordinance to require 28' wide streets not be adopted. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

3. ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

The next Planning Commission meeting is to be held October 15, 2008 at 7:00 p.m.

4. ADJOURNMENT

Mrs. Alexis moved to adjourn the workshop meeting at 9:05 p.m. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary