

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 16, 2013
(Approved November 20, 2013)

The Planning Commission held their monthly meeting on Wednesday, October 16, 2013. Present for the meeting were Walter Woessner, N. Lance Parson, Kathryn Alexis, Lawrence Tietjen and Jason McConnell.

Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner were not present.

Also present was Maria Geho, Vice Chair of the Board of Supervisors.

Mr. Woessner called the meeting to order at 7:04 p.m. and the pledge was recited.

MINUTES

Mrs. Alexis moved to approve the second draft of the September 18, 2013 monthly meeting minutes as presented. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT PROJECT REVIEWS

There was a review of the Whispering Woods subdivision and land development sketch plan dated September 4, 2013 last revised October 1, 2013. Present were representatives for Select Properties and John Kennedy of Kennedy Associates Planners.

The Planning Commission noted the following:

- Parking places must be completely out of the right-of-way
- The plan is a good concept
- Ordinances will need to be looked at the address clustering and open space
- New variance must be obtained to link the two lot together

Mrs. Alexis noted that she did a little research on townhome lot widths in the area. East Pikeland, Limerick and Phoenixville require a 20 ft. lot width. East Vincent, East Nantmeal and Schuylkill do not have a lot width requirement. Since some townhomes do not have individual lots and can range in width from 10 ft. (no garage) to over 30 ft. the lack of a lot width requirement makes sense. I suggest that the lot width requirement be removed or at least reduced to provide greater flexibility, make existing townhomes with one car garages conforming and to be more in keeping with other municipalities. There was a brief discussion regarding lot width requirements for townhomes.

The applicant will revise the plan and prepare a list of needed code amendments for further review by the Planning Commission.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation Update

Mrs. Alexis noted that at the last Northern Federation meeting a presentation was provided regarding meadows and it was informative and interesting.

Historical Commission Update

Mr. Tietjen noted that there was nothing new to report for the Historical Commission.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted Lower Pottsgrove Township is proposing a strip mall near the old Occidental site on Arm and Hammer Boulevard.

Mr. Parson noted that he would like to take a year off from the Pottstown Metropolitan Regional Planning Committee but none of the other Planning Commission members were available to take his position. Mr. Parson agreed to stay on the Pottstown Metropolitan Regional Planning Committee for the next year.

The next Planning Commission meeting is scheduled for November 20, 2013 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:15 p.m. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary