

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 18, 2009
(Approved December 16, 2009)

The Planning Commission held their monthly meeting on Wednesday, November 18, 2009. Present for the meeting were Harold Kulp, Walter Woessner, Lawrence Tietjen and Kathryn Alexis. N. Lance Parson was 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.

CITIZENS COMMENTS

Cindy Yoder was present and noted that her parents reside at 1319 Ellis Woods Road and she has power-of-attorney. Ms. Yoder stated that Telvil claims they own land which Ms. Yoder feels is part of her parents property. Mr. Hunsberger noted he will resolve the issue with Ms. Yoder.

Mr. Woessner moved to approve the agenda as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

1. MINUTES

Mr. Kulp moved to approve the second draft of the minutes of the October 21, 2009 monthly meeting as presented. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

2. TELVIL HALL

There was a review of the Telvil Hall final subdivision and land development plan dated October 13, 2009 in accordance with Township Engineer letter dated November 11, 2009, Township Planner letter dated November 11, 2009, Traffic Engineer letter dated November 10, 2009 and Township Solicitor letter dated November 18, 2009

Mrs. Alexis moved to recess to give the Planning Commission an opportunity to read the Township Solicitor letter dated November 18, 2009 distributed this evening. The recess began at 7:06 p.m.

The monthly meeting reconvened at 7:27 p.m.

Bryan Hunsberger of Telvil Corporation was present.

Referencing Comment No. 1 of the McMahan Associates letter dated November 10, 2009 Mr. Hunsberger stated that their Engineer is scheduling a meeting with Public Works and the Township Manger regarding road construction and road closings. Mr. Hunsberger further noted that they would rather not close down Bethel Church Road if at all possible.

There was a review of the Township Planner letter dated November 11, 2009 and Mr. Hunsberger noted they will comply with Comments 1 and 2.c and d but Items 2.a and b will need further investigation.

In reference to Township Engineer letter dated November 11, 2009 Mr. Hunsberger noted they will comply with Comments 1 through 4 and Comments 3.j and k will be discussed with the Township Engineer. Comments No. 5 will be deferred until after final plan approval. Referencing Comment No. 5.k.2 and 3, Mr. Hunsberger inquired about the need for the on-lot wells and on-lot sewage disposal systems to be part of the improvements cost estimate and Mrs. Brown said that is required to be in the cost estimate according to SALDO §310. Comment 5.k.6 regarding the relocation of the utility poles should be deferred to the Traffic Engineer. Comments 6 and 7 will be complied with. In response to Comment 10, Mr. Hunsberger noted that their Engineer will contact the Township Engineer to resolve.

It was requested that Mr. Hunsberger obtain clarification from the Historical Commission regarding the repair of the stone wall on the property. Mr. Hunsberger stated that Comments 11 through 15 will be complied with.

There was a review of the Township Solicitor review letter dated November 18, 2009. There was a discussion regarding Comment No. 5 and Mrs. Brown noted that if the applicant did not want to place the trees/shrubs on the plan they would have to obtain a waiver and if the waiver was granted Comments 5.i-vii would apply. The applicant is to go to the next Board of Supervisors meeting and discuss the placement of trees and shrubs on the plans. In reference to Comment 7, Mr. Hunsberger noted it was their intent to convey the piece of land being utilized by the Strunk's to the Strunk's. Mrs. Brown stated that the Township would not want to approve a plan where a triangular area of land was left "orphaned" by not being joined with the adjacent tract. Mrs. Brown noted that stormwater management facilities should be placed on the easement plans. Mr. Hunsberger requested that a Declaration of Deed Restrictions be prepared by the Solicitor's office rather than relying on deed restrictions in deeds prepared by the title company for lot purchasers. Mrs. Brown agreed to revise the review letter to include this change. In Comment 15, 'primary and back-up' should be added in front of 'on-lot sanitary sewer facility' and in Comment 16 'sanitary sewer facilities' should be removed. With these comments, review of the consultants' review letters concluded.

Mr. Hunsberger asked if plans could go directly to the consultants for review prior to coming back to the Planning Commission so once the plan is received from the Planning Commission it will be a clean plan. Mrs. Brown and the Planning Commission agreed that this would be fine for clean-up of items addressed in the review letters, but any new issues would need to be presented to the Planning Commission.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of Pottstown Metropolitan Regional Comprehensive Plan Amendments

There was a discussion regarding the process for review of the above referenced document. It was agreed that the item will be placed on the December 16, 2009 agenda for review by the Planning Commission.

Historical Commission Update

Mr. Tietjen noted there is no update.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson was not present for an update.

Miscellaneous

Mr. Kulp noted he went to a meeting on November 5 and November 11 regarding the Regional Parks and Recreation Plan. Mr. Kulp noted that members of the Planning Commission walked the Bittersweet on Schuylkill property on 117 Sanatoga Road on October 26 and Mr. Woessner indicated that a man-made swale and stormwater issues were noted.

The next regularly scheduled monthly Planning Commission will be held on December 16, 2009 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:50 p.m. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary