

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 19, 2008
(Approved December 17, 2008)

The Planning Commission held their monthly meeting on Wednesday, November 19, 2008. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, Kathryn Alexis and N. Lance Parson. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer.

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

Mr. Woessner moved to approve the agenda as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

CITIZENS COMMENTS

Bill Conver of Conver and Smith Engineering, Inc. was present to provide an update of the Berkey-High Subdivision. Mr. Woessner noted he thought that the Township Solicitor and Township Engineer were to be providing appropriate language for the notes on this plan. The Township Engineer recommended sending a letter to the township for action.

1. MINUTES

Mr. Woessner moved to approve the second draft minutes of the October 13, 2008 monthly meeting as amendment. Mr. Parson seconded the motion. Mr. Kolb abstained due to his absence at the October 13, 2008 monthly meeting. The motion carried with a 4-0-1 vote. Amendment is to Mr. Kolb from the attendance list.

2. 88 WELLS ROAD, LLC

Bereth Graeff of Beatty Lincke, counsel for the applicant, was present. Also present were Ted Gacomis and Francis X. Digian of Edward B. Walsh and Associates, Inc.

There was a review of the 88 Wells Road, LLC preliminary land development plan dated October 8, 2008 in accordance with Township Engineer letter dated November 10, 2008, Traffic Engineer letter dated November 11, 2008 and Township Planner letter dated November 10, 2008.

Mr. Gacomis noted that they received all consultant letters and they are already in the process of making changes to the plans.

Mr. Digian stated that the Site Context Map is procedural and may be considered excessive for this plan. The Planning Commission was agreeable to accepting a plan with and an aerial photo of 1,000+ feet.

There was a discussion regarding the minimum driveway radii requirement of 60 feet. Mr. Digian noted that the driveway opening will be 148' and Mr. Gacomis stated that there will not be any tractor trailer traffic.

There was consideration of recommendation of waivers in accordance with Township Engineer letter dated October 27, 2008.

The following waivers from the Subdivision and Land Development Ordinance were recommended.

Motion	Section	Section Title	Waiver	Comment
Mrs. Alexis motioned Mr. Parson seconded Mr. Woessner voted no Motion carried 4-1-0	Section 304	This section establishes Preliminary Plan Requirements	To allow the application to proceed concurrently as a Preliminary/Final Plan	Mr. Woessner stated that being waived from the preliminary plan requirements could work against the applicant
Mr. Woessner motioned Mr. Kulp seconded Motion carried 5-0-0	Section 304.3.D(2)	This section provides the requirements for a Preliminary Resource Impact and Conservation Plan	To allow the primary impact areas to not be shown on the plan	
Mr. Woessner motioned Mr. Parson seconded Motion carried 5-0-0	Section 306.3.D(2)	This section provides the requirements for a Utilities Impact Study	To allow a Utilities Impact Study to not be prepared	
Mrs. Alexis motioned Mr. Kolb seconded Motion carried 5-0-0	Section 306.3.D(3)	This section provides the requirements for a Fiscal Impact Study	To allow a Fiscal Impact study to not be prepared	
Mr. Woessner motioned Mrs. Alexis seconded Motion carried 5-0-0	Section 306.3.D(5)	This section provides the requirements for a Historical Resources Impact Study	To allow a Historical Resource Impact Study to not be prepared	Gail Brown, Chair, East Coventry Historical Commission, noted that these requirements also require an archeological study and note there are canals. Mr. Gacomis noted that they have received a letter from the PHMC stating they are not required to

				do such study but if during construction something arises a study will be prepared
Mrs. Alexis motioned Mr. Kolb seconded Motion carried 5-0-0	Section 306.3.D(6)	This section provides the requirements for an Environmental Impact Study	To allow an Environmental Impact Study to not be prepared	
Tabled	Section 406.7	This section requires that existing streets abutting the subject project that have improper cartway, shoulder or right-of-way widths be widened to current standards as specified in SALDO 406.1		Mr. Gacomis noted concern of the amount of telephone poles that would have to be removed to accommodate such widening. The potential of widening the other side without the poles was noted. The engineers are to discuss this item and provide a recommendation
Mr. Woessner motioned Mrs. Alexis seconded Motion carried 5-0-0	Section 412	This section provides requirements for acceleration, deceleration and turning lanes	To allow that acceleration, deceleration and turning lanes to not be required	
Mr. Kulp motioned Mrs. Alexis seconded Motion carried 5-0-0	Section 416.4	This section requires that curbs be provided in all new parking areas located within a land development	To allow curb to not be installed around the outer edges of the paved and gravel parking areas, predicated that concrete bumper stops and wood poles bumper stops be provided as proposed in the initial Preliminary Plan submission	

<p>Mrs. Alexis motioned Mr. Parson seconded Motion carried 5-0-0</p>	<p>Section 418.2</p>	<p>This section requires that sidewalks to be installed along all collector streets</p>	<p>To allow sidewalk to not be installed along the Wells Road frontage</p>	
<p>Mr. Parson motioned Mr. Woessner seconded Motion carried 5-0-0</p>	<p>Section 419.2</p>	<p>This section requires that the paving cross section for a parking area be as specified for residential streets in SALDO §413</p>	<p>To allow the proposed paved parking area to be paved with 1.5" ID-2 wearing course, 2" ID-2 binder course and 8" 3A modified stone base</p>	
<p>Mr. Kolb motioned Mr. Kulp seconded Motion carried 5-0-0</p>	<p>Section 419.2</p>	<p>This section requires that the paving cross section for a parking area be as specified for residential streets in SALDO §413</p>	<p>To allow the proposed parking area to be constructed with 6" 3A modified aggregate base and 2" 2A aggregate</p>	
<p>Mrs. Alexis motioned Mr. Woessner seconded Motion carried 5-0-0</p>	<p>Section 428.6.A</p>	<p>This section provides the minimum planting requirements</p>	<p>To allow the land adjacent to the abandoned railroad track, the land adjacent to the floodplain tract boundary and the land along the east portion of Wells Road to not be landscaped and to allow the areas around the parking lots, where adjacent to the proposed soccer field and hockey field to not be landscaped with the condition that thirty (30) additional foundation plantings are provided along the northeast and</p>	

			southeast foundation walls of the building	
Mrs. Alexis motioned Mr. Woessner seconded Motion carried 5-0-0	Section 420	This section requires street trees to be installed along all street	To allow street trees to not be installed along Wells Road where located in the 100-year floodplain	

3. PAINTER TRACT B

Mr. Woessner moved to accept for review Painter Tract B preliminary plan dated November 10, 2008. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Proposed Ordinances

Ordinance No. 151

There was a review of proposed Ordinance No. 151.

Mrs. Alexis noted concern of 28' wide streets are too wide and would encourage parking on the street and speeding. Mrs. Alexis suggested the possibility of basing road widths on specific roads and lot widths. Attorney Brown noted that creating such parameters may decrease flexibility.

Mr. Woessner requested justification for the 28' wide streets and cannot recommend approval of such ordinance without justification.

Mr. Woessner moved to not recommend approval of proposed Ordinance No. 151 as written because of lack of justification of street width. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Ordinance No. 152

There was a review of proposed Ordinance No. 152.

Mr. Woessner inquired what is considered high tide on Pigeon Creek a statement which appears in Section 418.A. The spelling of Bickle's Run was questioned and needs clarification.

Mr. Woessner moved to recommend approval of Ordinance No. 152 with the condition that the definition of high tide and tributary streams is clarified. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Bittersweet on Schuylkill LLC

Mr. Woessner noted the letter received from Bittersweet on Schuylkill LLC regarding the PECO exclusion zone.

Meadowbrooke Hunt

Mr. Woessner noted that the developer for Meadowbrooke Hunt is requesting that a fee-in-lieu of emergency access. Mr. Woessner stated the emergency access is made of pavers. The developer does not want to install the emergency access. Mr. Woessner noted that the Board requested the developer get a letter from the Fire Chief that the emergency access will not be utilized is constructed per plan. Mr. Woessner also noted the width of Maack Road being 22 feet.

Mr. Woessner moved to recommend the emergency access be built as planned. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

The next meeting is scheduled for December 17, 2008.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 9:40 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary