

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 21, 2015
(Approved February 17, 2016)

The Planning Commission held their monthly meeting on Wednesday, October 21, 2015. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson and Lawrence Tietjen. Absent was Jason McConnell. Also present for the meeting was Marjorie Brown, Solicitor.

Also present was Mariea 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.

MINUTES

Mrs. Alexis moved to approve the second draft of minutes of the September 16, 2015 monthly meeting minutes. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

There were no Subdivision and Land Development Plans to discuss.

ADDITIONAL ITEMS TO BE BROUGHT BEFORE THE COMMISSION

Discussion of Wireless Communications Facilities Ordinance and Zoning Map Amendment

Ms. Brown presented the Planning Commission with a revised copy of the Wireless Communications Facilities Ordinance and Zoning Map Amendment. Ms. Brown discussed the order in which the Planning Commission would see the proposed changes which will be discussed. A discussion ensued. The following are the proposed changes:

- Section 6 - Chapter 27, Part 2, Section 202 - Proposed change is to amend the following definition:
 - Right-of-Way (ROW) - Delete reference to streets and roads owned by Chester County.
- Section 11 - Chapter 27, Part 14, Section 1405 - Proposed changes are as follows:
 - Section 1405.6 - Tower-Based Wireless Communications Facilities in the Right(s)-of-Way - Remove this section in its entirety.
 - Section 1405.8 - Non-Tower Wireless Communications Facilities Located Outside the Right(s)-of-Way
 - A Development Regulations
 - (1) - Proposed change is to remove this item in its entirety.
 - Section 1405.8 - Non-Tower Wireless Communications Facilities Located Outside the Right(s)-of-Way
 - B Design Regulations
 - (3) - Need to tweak the language. Proposed language, "The total height of any WCF support structure and mounted WCF shall not exceed the maximum height permitted in the underlying zoning district.

Ms. Brown mentioned the Planning Commission should request a revision to the Zoning Map to remove the Township Property on Ellis Woods Road from the Wireless Overlay District

After completion of the review, Mr. Parson made a motion to recommend the Board of Supervisors authorize publishing notice of and conducting a public hearing on the proposed amendments to Chapter 27 and the Zoning Map relating thereto entitled "Amended and Restated Wireless Communications Facilities Ordinance and Zoning Map Amendment" in the form presented to this Planning Commission, subject to eliminating the installation of Tower-Based Wireless Communications Facilities in the public rights-of-way and incorporating the other changes discussed at this meeting. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Discussion of Ordinance No 2015- "Miscellaneous Street and Sidewalks, Subdivision and Land Development and Zoning Ordinance Amendments"

Ms. Brown presented the Planning Commission with a revised copy of the Miscellaneous Streets and Sidewalks, Subdivision and Land Development and Zoning Ordinance Amendments. Ms. Brown stated there are not many sections left to review. The Planning Commission proposed the following changes:

- Section 3, Chapter 22, Part 2, Section 202 Definitions:
 - Recreation, Active
 - A. - Additional language required referring to the "contour intervals of two (2) feet each".
- Section 16, Chapter 22, Part 4, Section 429, Subsection 2, Paragraph D, Subparagraph 2, Clause (d) - Change five percent (5%) to eight percent (8%).
- Section 17, Chapter 22, Part 4, Section 429, Subsection 2, Paragraph D, Amendment to Code
 - Recreation, Active
 - A. - Additional language required referring to the "contour intervals of two (2) feet each".
- Section XXXVII (New Section), Chapter 27, Part 13, Section 1331 - Storage of Vehicles and Junk - Removed "Residential Zoning Districts".
- Section XXXVIII (New Section), Chapter 27, Part 14, Section 1402 - Added new paragraph (2) requiring landscape plans be submitted during the conditional use process if required under the SALDO.

After completion of the review, Mrs. Alexis made a motion was made to recommend the Board of Supervisors authorize publishing notice of, and conducting a public hearing on, the proposed amendments to Chapter 21 (Streets and Sidewalks), 22 (SALDO), and 27 (Zoning) of the East Coventry Township Code of Ordinances entitled "Miscellaneous Street and Sidewalks, Subdivision and Land Development, and Zoning Ordinance Amendments" in the form presented to this Planning Commission, subject to the following changes:

- a. Adding a requirement that landscape plans be submitted when requesting a Special Exception under the Zoning Ordinance, if required by the SALDO;
- b. Revising the slope language for the definition of Active Recreation in SALDO §202 and ZO §202;
- c. Changing the longitudinal slope from 5% to 8% in SALDO §429.2.D(2)(d); and
- d. Modifying ZO §1331 to prohibit the exterior storage of more than one (1) automotive vehicle or truck, provided it is covered when not in use.

Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary