

**AGENDA FOR THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS MEETING
MONDAY, SEPTEMBER 9, 2019 AT 7:00 PM**

6:15 Executive Session

7:00 Call to Order – Pledge of Allegiance

1. Ordinances.

Ordinance No. 2019-234 – “Amendments to Zoning and Subdivision and Land Development Ordinances to Implement Open Space Plan”

Public Hearing and Consideration of Approval of an Ordinance Amending the Code of Ordinances of the Township of East Coventry, Chester County, Pennsylvania, to Amend Chapter 22 (Subdivision and Land Development), Part 2 (Definitions), Section 22-202 (Definitions), to Add a New Definition for “Recreation Land” and to Amend and Restate the Definitions for “Recreation, Active” and “Recreation, Passive” to Incorporate the Definitions from the Township Parks, Recreation and Open Space Plan; to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph B (Site Design, Layout Standards and Content), Subparagraph (2), to Amend and Restate Clause (e) in its Entirety to Require the Homeowners Association Adopt an Open Space Management Plan for the Use, Maintenance and Management of Open Space Containing the Applicable Elements Described in Appendix 22-D; to Amend Chapter 22 (Subdivision and Land Development), Part 4 (Development Design Standards), Section 22-418 (Sidewalks), to Add New Subsection 8 to Permit Trails in Lieu of Sidewalks if Certain Stated Conditions and Criteria are Satisfied; to Amend Chapter 22 (Subdivision and Land Development), Part 4 (Development Design Standards), Section 22-426 (Park, Recreation and Open Space), Subsection 2 (Mandatory Dedication of Land for On-Site Park, Recreation and Open Space Use), Paragraph A, Subparagraph (1) to Increase the Amount of Open Space to be Dedicated from 0.07 Acres to 0.074 Acres per Dwelling Unit or Building Lot; to Amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to Add a New Definition for “Recreation Land” and to Amend and Restate the Definitions for “Recreation, Active” and “Recreation, Passive” to Incorporate the Definitions from the Township Parks, Recreation and Open Space Plan; and to Amend Chapter 27 (Zoning), Sections 27-805.1.C(14) and 27-1404.1(6)(C)(1) to Clarify that Documentation for Open Space Maintenance Shall also Address Open Space Management.

Ordinance No. 2019-235 – “Amendment re: Pool Setback Requirements”

Consideration to advertise an Ordinance Amending the Codified Ordinances of East Coventry Township, Chester County, Pennsylvania, to Amend Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph (4) to Change the Setback for Pools from 20 Feet to 10 Feet as Measured From the Outside Edge of the Permanent or Semi-Permanent Improvements Surrounding the Body of Water.

Ordinance No. 2019-236 – “Amendment re: High Tunnel Facilities”

Consideration to advertise an Ordinance Amending the Codified Ordinances of East Coventry Township, Chester County, Pennsylvania, to Amend Chapter 9 (Grading and Excavating), Part 1 (Stormwater Management), Section 9-106 (Exemptions and Modified Requirements), Subsection 3 (Exemptions for Specific Activities), Paragraph E (Agricultural Related Activities) to Add a New Subparagraph (3) to Create an Exemption for Certain High Tunnel Facilities; and to Amend Chapter 9 (Grading and Excavating), Part 1 (Stormwater Management), Section 9-112 (Definitions), to Add a New Definition for “High Tunnel”.

2. Solicitor’s Report

- Public Hearing for the Consideration of Designating 320 Sawmill Road as an Agricultural Security Area.
- Discussion of Rezoning Request.

3. Minutes.

- Consideration of Approval of the Minutes of the August 12, 2019 meeting.

4. Public Comment.

5. Reports.

- Consideration of Township Manager Report.
 - Presentation by Arro Consulting and Frens and Frens Regarding Rehabilitation of Building 19, Fricks Lock Village.
 - Consideration of Approval of \$4,275.00 for Five Garage Door Openers by Pro Keystone Garage Door Co., to be offset 100% by Grant.
 - 2020 MMO (Minimum Municipal Obligation) for the Township's Police and Non-Uniform Employee Pension Plans.
- Consideration of Township Engineer Report.
- Consideration of approving reports from various departments and committees.

6. Subdivisions and Land Development.

No Subdivisions and Land Development brought before the board.

7. Zoning Hearing Board Applications.

No Zoning Hearing Board applications brought before the board.

8. Other Business.

- Consideration of Approval of Resolution 2019-16, A Resolution Approving the Establishment of a Committee of the Historical Commission to be Known as the "Fricks Lock Subcommittee" and Approving the Appointment of Members to the Fricks Lock Subcommittee.

9. Exonerations.

10. Payment of Bills.

11. Adjournment.