

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 15, 2017
(Approved 3/15/17)**

The Planning Commission held their monthly meeting on Wednesday, February 15, 2017. Present for the meeting were Walter Woessner, Kathryn Alexis, Paul Lacon and Lawrence Tietjen. Absent was Lance Parson. Also present was Mrs. Brown Solicitor and Mr. Tralies, Township Landscape Engineer.

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

Mr. Woessner asked if there were any additions or corrections to the agenda. Mr. Woessner stated the Planning Commission needs to approve the December 21, 2016 meeting minutes which were tabled at the January 18, 2017 Planning Commission meeting. Mrs. Brown stated she would like to add a topic after the Approval of the "Annual Report". Ms. Brown has a proposed Medical Marijuana Ordinance to discuss with the Planning Commission. Mr. Woessner called for the vote to approve the modification to the Agenda. The motion passed with a 4-0-0 vote.

MINUTES

Mr. Woessner moved to approve the draft of the December 21, 2016 monthly meeting minutes. Mrs. Alexis seconded the motion. The motion carried with a 3-0-1 vote. Mr. Lacon abstained.

Mrs. Alexis moved to approve the draft minutes of the January 18, 2017 meeting with the revisions proposed by Ms. Brown. Mr. Lacon seconded the minutes. The motion carried with a 3-0-1 vote. Mr. Tietjen abstained.

CITIZEN COMMENTS

There were no Citizen Comments.

SUBDIVISION AND LAND DEVELOPMENT

Discussion of request for a continuance from SBA Towers, Inc Conditional Use Application for proposed Cell Tower at the Parkerford Baptist Church, from the February 15, 2017 Planning Commission meeting to the March 15, 2017 Planning Commission Meeting

Ms. Brown stated she had a conversation with the applicant, who has not responded to the Consultant Review Letters from their presentation at the November 16, 2017 Planning Commission meeting. A discussion ensued. Ms. Brown stated she is anticipating the Applicant to submit an application for Preliminary / Final Land Development after completing the Conditional Use Application.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Discussion of revised Parks, Recreation and Open Space Plan

Mr. Tralies provided a brief description of the Parks, Recreation and Open Space Plan. Mr. Tralies stated he appreciated the comments from Mr. Woessner. Mr. Woessner stated he was impressed with the timely response from Mr. Tralies.

Mr. Woessner handed out a list of comments to be discussed. The following topics were discussed:

- Mr. Woessner stated it would be nice to have photos with captions to identify subject and location. Mr. Tralies stated the captions will get added at the final formatting of the document.
- Mr. Woessner stated on page 1-3, under Key Recommendations, #1 – states "...preservation of 50% of the unprotected developable land...through the development process". Mr. Woessner asked what is the incentive for the developer? Mr. Tralies stated the developer still

gets the same number of units with smaller lots, with more flexibility for the developer to place houses in better soil, with the developer setting aside the open space and trails before calculating 50% of preservation. A discussion ensued. Mr. Tralies stated this is the overall goal of the open space plan.

- Mr. Woessner stated on page 2-6, item g. – states "...be on file for at 20 years", should say "...be on file for at least 20 years".
- Mr. Woessner stated on page 4-2, under Ordinance Revision, #1 – states "...Permit asphalt trails instead of concrete sidewalks along arterial and collector roads." Mr. Woessner asked Mr. Tralies if he was talking about the wider asphalt trails. Mr. Tralies stated six (6') foot trails are preferred, but the asphalt trails could be five (5') feet. Mr. Woessner stated he would be concerned about the life of the asphalt trails and that the asphalt would be hotter than concrete. Mr. Tralies stated the asphalt trail would be ideal for fitness walkers, runners and bikers. Mr. Lacon asked who is responsible for maintaining the asphalt trails. Mr. Tralies stated it depends on who owns the trail. Mr. Tietjen asked if periodic maintenance would be required for things like sealing. A discussion ensued.
- Mr. Woessner asked Mr. Tralies where he came up with the definitions for Passive Recreation and Active Recreation on page 5-1 in the Open Space Plan. Mr. Tralies stated he discussed the definitions with Ann Tool, who is the Park and Recreation Planner for Chester County. Mr. Woessner stated the proposed definitions are not the same as the definitions in East Coventry's existing ordinances. A discussion ensued. Ms. Brown stated the definitions need to be consistent between the SALDO and the Open Space Plan.
- Mr. Woessner stated the word "Parkland" is used often in the Open Space Plan, but there is no definition for "Parkland". A discussion ensued on the word Parkland and the calculation of the amount of recreation land needed for each household proposed for developmental use. After much discussion, everyone agreed to change the word "Parkland" to "Recreation Land".
- Mr. Woessner stated on page 5-3, item 2, second paragraph and item 3 refers to Figure X for the MPC 503(11). These items/sections need to be rewritten due to Figure X not being the current version of the MPC. Mr. Woessner stated the three (3) year rule has been eliminated. Mr. Woessner stated Mr. Tralies should verify the MPC 503(11) version on page 5-5.
- Mr. Woessner stated on page 5-7, third bullet – states "...discuss the use of ...genetically modified crops..." Mr. Woessner asked why GMO (genetically modified crops) are part of Parks and Recreation. A discussion ensued. Mr. Tralies will remove "genetically modified crops". Mr. Tralies stated the Township should put a sign up on Township owned property, that is farmed, when pesticides and other items are applied to the fields. Ms. Brown stated the use of pesticides may be covered in the lease agreements.
- Mr. Woessner stated on page 8-4, under "Years 2-5", section B – states "Revise the ZO to permit Growing Greener..." should read "Revise the ZO to require Growing Greener..."

Mr. Tralies reviewed the proposed changes from the Planning Commission for the Open Space Plan as follows:

- Replace "Parkland" with "Recreation Land"
- Add a definition for "Recreation Land"
- Clarify "1/3 to 2/3" is for Parks and not necessarily development recreation land
- Recommend .073 is at the discretion of the Planning Commission and Board of Supervisors for Active and Passive Recreation

Mr. Woessner asked Mr. Tralies what the timeline was for approval of the Open Space Plan. Mr. Tralies stated they need the Open Space Plan approved by the end of June 2017. Mr. Tralies stated Chester County requires 45 days to review the plan. Once Chester County has reviewed the plan, it will need to be presented to the Board of Supervisors for approval. A discussion ensued on the

ability of the Planning Commission to review and recommend approval of a revised plan during the review by Chester County and before the presentation to the Board of Supervisors. Mr. Tralies stated if the Plan is not approved by the end of June 2017, he will need to file an application for an extension.

Ms. Brown presented the following motion to the Planning Commission for approval of the Open Space Plan:

Motion to recommend the Board of Supervisors schedule a public hearing on and adopt the Parks, Recreation and Open Space Plan Draft dated December 2016, prepared by Natural Lands Trust, in the form presented to this Planning Commission, on the condition that revisions to Pages 5-1 through 5-3 be presented to this Planning Commission for review and comment during the 45-day review period prior to the public hearing for adoption, and that the following changes be made to the Plan:

- Incorporate all revisions described in WW 170214 Comments distributed at this meeting;
- Change “parkland” to “recreation land” throughout the Plan and create a definition for “recreation land” that is consistent with the definitions for open space and active and passive recreation in the East Coventry Township Subdivision and Land Development Ordinance;
- Clarify that passive / active recreation is to be conceptually applied to the Township park system as a whole and not as a litmus test applied to individual subdivisions;
- Remove references to “GMO” and/or “genetically modified”; and
- Change “permit” to “require” on page 8-4, Years 2-5, Goal B.

Mrs. Alexis made the motion shown above. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Discussion of the Medical Marijuana Ordinance

Ms. Brown stated the Board of Supervisors approved the preparation and review by the Planning Commission of a proposed Medical Marijuana Ordinance. Ms. Brown stated some States have adopted medical marijuana ordinances. Ms. Brown stated that, under the Pennsylvania Medical Marijuana Act, medical marijuana can be used for the following conditions:

- Cancer
- HIV/AIDS
- ALS
- Parkinson’s Disease
- Multiple Sclerosis
- Spinal Cord Nerve Injuries
- Epilepsy
- Inflammatory Bowel Disease
- Huntington’s Disease
- Crohn’s Disease
- Post-Traumatic Stress Disorder (PTSD)
- Intractable Seizures
- Glaucoma
- Sickle Cell Anemia
- Severe Chronic or Intractable Neuropathic Pain
- Autism
- Neuropathies
- Chronic or Intractable Pain (resistant to opioid or other therapeutic treatments)

Ms. Brown stated that, under the Pennsylvania Medical Marijuana Act, marijuana may only be dispensed/administered in the following forms:

- Pills
- Oils
- Tinctures
- No Dry Leaf or Plant Forms
- Topical Forms (i.e. gel, creams ointments)
- Vaporization
- Liquid
- No Sales of Edibles

Ms. Brown stated there are two (2) types of permits. One permit is for growers/processors and the second permit is for dispensaries. Ms. Brown stated Chester County is part of the southeast region. In the southeast region during the first phase of implementation, the DOS will issue ten (10) dispensary permits (3 in Philadelphia, 2 in Montgomery County and 1 each in Chester, Bucks, Berks, Delaware and Lancaster Counties), and 2 grower/processor permits. Ms. Brown stated a dispensary may operate no more than three (3) locations. The second and third dispensary locations must be located within the same region as the primary dispensary, but must be located in different counties and may not be located in the same county as the primary dispensary.

Ms. Brown stated the Medical Marijuana Act is preempting local standards that seek to impose more stringent criteria for this use than is imposed for other commercial or industrial business located in the same zoning district. A discussion ensued on the state regulations.

Ms. Brown stated The Department of Health (DOH) will be accepting completed permit applications between February 20, 2017 and March 20, 2017.

Mr. Woessner made a motion to recommend the Board of Supervisors schedule a public hearing on and adopt the draft "Medical Marijuana Ordinance" in the form presented to this Planning Commission. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Annual Report

Mr. Woessner asked if there were any changes or revision required to the Annual Report. No changes or revisions were proposed. Mrs. Alexis made a motion to approve the 2016 Planning Commission Annual Report. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

Northern Federation Update

Mrs. Alexis had nothing to report.

Historical Commission Update

Mr. Tietjen stated the Historical Commission reviewed the proposed SBA Cell Tower Application. Mr. Tietjen stated Mrs. Brown is requesting a balloon test to see what the Cell Tower will look like from the vantage of the Historical Resources.

Pottstown Metropolitan Regional Planning Committee

Mr. Woessner had nothing to report.

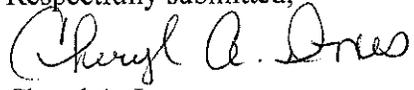
Ms. Brown updated the Planning Commission on the East Coventry Elementary School. Ms. Brown stated everything has been submitted, the plans have been recorded and the building permits have been issued.

Ms. Brown stated the Board of Supervisors have authorized changes to the sign provisions of the Zoning Ordinance and the Planning Commission will be asked to review a substantially revised Sign Ordinance. Ms. Brown stated this request stems from a sign permit application submitted by Ridge Fire Company.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:10 p.m. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cheryl A. Imes".

Cheryl A. Imes
Secretary