

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 21, 2015
(Approved 03/18/15)

The Planning Commission held their monthly meeting on Wednesday, January 21, 2015. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Lawrence Tietjen and Jason McConnell.

Also present was Mariea Geho, Vice Chair of the Board of Supervisors.

Mr. Woessner called the meeting to order at 6:58 p.m. and the pledge was recited.

MINUTES

Mrs. Alexis moved to approve the third draft of minutes of the December 17, 2014 monthly meeting minutes. Mr. Woessner seconded the motion. The motion carried with a 4-0-1 vote.

AGENDA REVISION

Mr. Woessner would like to revise the Agenda for tonight's meeting. He would like to add a discussion of the Annual Report and discuss Changes to the Zoning and SALDO Ordinances. Mr. Woessner moved to approve the revision to the agenda for the January 21, 2015 Planning Commission meeting. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

REORGANIZATION

Mr. Parson made a motion to appoint Mr. Woessner as Chairman of the Planning Commission. Mr. McConnell seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Parson made a motion to appoint Mr. Tietjen as Vice-Chairman of the Planning Commission. Mr. McConnell seconded the motion. The motion carried with a 5-0-0 vote.

ESTABLISH DATES AND TIMES FOR 2015 PLANNING COMMISSION MEETINGS

Mr. Woessner stated he had a problem with the February 18, 2015 meeting date. He has previous commitments for that day. Mr. Parson made a motion to accept the dates and times for the 2015 Planning Commission Meetings. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Sewage Facility Planning Module For The Daylor Lot Located on Bishop Road

Mr. Woessner stated the Zoning is incorrect for the Daylor Lot. The Zoning is shown as R-1 District on the plan. The actual Zoning according to the Zoning Map is FR. There is one page in the Sewage Facility Planning Module that requires the Planning Commission to complete. Mr. Woessner stated that the Planning Commission cannot approve the Sewage Facility Planning Module due to the Plan showing the Zoning District as R-1 District. The current Zoning District requires additional frontage for the lots.

Mr. Parson asked about the front lot being a flag lot. He thought the Township was not accepting flag lots. Mr. Woessner stated there was a change to eliminate flag lots long before this plan was approved. Mr. Woessner stated this lot had, as R1 Zoning, enough frontage to make this lot a legal lot and not a flag lot.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Pottstown Metropolitan Region Comprehensive Plan

Mr. Woessner stated the Planning Commission is to hold a public meeting to discuss the Pottstown Metropolitan Region Comprehensive Plan. Mr. Woessner state tonight's meeting will be the public meeting for the Planning Commission discussion of the Comprehensive Plan.

Mr. Woessner reviewed the Summary of Changes to the Pottstown Metropolitan Regional Comprehensive Plan. Mr. Woessner stated he sent some changes to the committee for the Comprehensive Plan. Mr. Woessner stated he still has some issues with the "Fair Share" acreage contribution and the calculation used. A discussion ensued on the "Fair Share" acres.

Mr. Woessner discussed the "Prioritize economic development in locations....." on page four (4) of the Summary of Changes. There is nothing noted for East Coventry Township. Mr. Woessner asked if we should suggest including the Rt 724 Corridor. A discussion followed.

Mrs. Alexis suggested that if we recommend adding the Rt 724 Corridor to the section on page four, we should also add the Rt 724 Corridor go "Chapter 6: Economic Development" on page ten(10) to keep things consistent.

Mrs. Alexis made a motion to recommend approval of the Pottstown Metropolitan Regional Comprehensive Plan with the addition of the Rt 724 Corridor on page four (4) and page ten (10); and with a better definition of "Fair Share", how calculated for each participating Municipality, clarification if the "Fare Share" is just the R-3 Zoning District. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Annual Report

Mr. Woessner reviewed the proposed Annual Report draft for the Planning Commission. Mr. Woessner will make minor corrections and redistribute to the Committee.

SALDO and Zoning Ordinance Changes

Mr. Woessner discussed the changing of the definition of a garage. The Zoning Hearing Board is rejecting three (3) car garages. Mr. Woessner read the current definition of a garage and the proposed definition, which is being considered. A discussion ensued of the proposed language for a garage.

Northern Federation Update

Mrs. Alexis stated the Northern Federation Committee is meeting at East Coventry Township. Mrs. Geho stated that Mrs. Nocella has been appointed as the Chairperson of the Northern Federation Committee.

Historical Commission Update

No new update.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:17 p.m. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary