

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MAY 18, 2016
(Approved June 15, 2016)

The Planning Commission held their monthly meeting on Wednesday, May 18, 2016. Present for the meeting were Walter Woessner, Kathryn Alexis, Lawrence Tietjen, Lance Parson and Mariea Geho. Also present for the meeting was Marjorie Brown, Planning Commission Solicitor and Richard Tralies, Planning Commission Planner.

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

Mr. Woessner asked if there were any changes or corrections for the Agenda. Mr. Woessner made a motion to accept the Agenda. Mrs. Geho seconded the motion. The motion carried with a 5-0-0 vote.

MINUTES

Mrs. Geho made a motion to approve the April 20, 2016 Planning Commission meeting minutes. 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

MacKissic Sketch Plan

Mr. Tim Little, president of Hollenbach Construction, stated they were here to present the Sketch Plan for MacKissic, Inc., consisting of constructing a 9,900 square foot addition to the existing building, located at 1189 Old Schuylkill Road. Mr. Little introduced Mr. John Anderson, Cornerstone Consulting Engineers & Architectural, Inc and Richard Dhein, president of MacKissic, Inc.

Mr. Richard Dhein, President of MacKissic, Inc gave a brief history of the business. Mr. Dhein stated the business was started in 1947 by Elton MacKissic. Mr. MacKissic brought a chicken coop and started manufacturing feed mixers, bale hooks and trip bins for local farmers. As the business increased, Mr. MacKissic added additions to the building, which has given the existing building it's unusual shape. Mr. Dhein stated more than 1/2 of the work force has been with the company over twenty (20) years and two (2) of the employees have been with the company for over forty (40) years. Today the business manufactures specialty lawn and garden products such as shredder - chippers, roto tillers, sprayers, etc with 35 to 40 employees. Currently there are 7 different product categories with 135 models. The additional 9,900 square feet will be used to hold materials. There will not be an increase in employees or an increase in the number of truck deliveries.

Mr. John Anderson, Cornerstone Consulting Engineers & Architectural, Inc, presented the Sketch Plan. The property is approximately 15 acres, which is currently split-zoned as LI, Limited Industrial and R-3 Residential. The R-3 section of the parcel is a little over one (1) acre. The current building consists of approximately 56, 000 square feet with a proposed addition just under 10,000 square feet for the new addition. Most of the proposed building addition is in the gravel area, which they consider an impervious area, which is where the new section of the building will be located.

Mr. Anderson stated they are not looking for any relief or variances. Mr. Anderson stated the Solicitor review letter and the Township Engineer review letter state the applicant may need to go in front of the Zoning Hearing Board due to an expansion of an existing non-conforming building and a special exception for steep slopes. Mr. Woessner stated he agrees that the applicant will need to go to the Zoning Hearing Board.

Mr. Anderson stated there is no change to the traffic pattern or increasing the truck traffic. There will not be an increase in the employees, which will not increase the usage of the septic or the well water.

Mr. Woessner asked if the one area on the site plan was a tree line. Mr. Anderson stated Mr. Little has taken photos of the property, which he could review. Mr. Little reviewed the photos taken on May 17, 2016 of the tree lines and the density of the trees. Mr. Little stated the property is well buffered.

Mr. Anderson stated he would like to discuss some items included in the review letters. Mr. Anderson handed out a draft waiver letter, which he compiled from the Township Consultants review letters. Mr. Anderson stated there were a couple of major issues identified in the review letters. The issues are:

- Non-conforming Building – will require a Zoning Hearing Board Application for variance to be submitted.
- Traffic Impact – Mr. Yurick is looking for additional information, which we will have no problem providing with the Preliminary / Final Land Development application.
- Dedication of Right-of-Way along Old Schuylkill Road and New Schuylkill Road – No problem dedicating the right-of-way along both roads.
- Road widening, curbs and sidewalks along Old Schuylkill Road – will be requesting a waiver for the widening of the road, curbs and sidewalks. Mr. Anderson stated there are no curbs and sidewalks along Old Schuylkill Road. Mr. Woessner stated no one wants to be the first to start the installation of curbs and sidewalks. Mr. Anderson stated there is a large roadway ditch that comes along Old Schuylkill Road. To widen the road would be a large expense to the applicant. Mr. Woessner asked where the ditch goes. Mr. Dhein stated the ditch starts up at the neighbors property and runs along MacKissics property, into a pipe which runs under the driveway into the corn field. The trench is pretty deep and collects stormwater.
- Waiver Request #5, to allow the additional building area without providing stormwater management. Ms. Brown stated she has spoken with the Township Engineer who anticipated the applicant might be asking for this waiver. The Township Engineer's position is that a waiver from the Stormwater Management requirements will not be recommended and the applicant will need to comply with the Stormwater Ordinance. Mr. Anderson stated that they have some ideas and will contact the Township Engineer to discuss the ideas.

Mr. Anderson reviewed the proposed waivers shown in the formal waiver request letter dated May 17, 2016:

1. SALDO Section 301.1: To permit this land development application as preliminary/final. Mr. Anderson stated this project is a small project and allowing this waiver would speed up the process.
2. SALDO Section 406.7: To permit the proposed development without any roadway widening for the desired cartway widths. Mr. Anderson stated this waiver request was discussed earlier. The applicant is willing to dedicate the right-of-way, but would prefer to not have to widen the roadway.
3. SALDO Section 416.1: To permit the proposed development without the installation of curbing along the property's frontage of Old and New Schuylkill Roads. Mr. Anderson asked if this waiver would require more discussion. Mr. Woessner stated this waiver will require more discussion after more detail is provided to the Planning Commission.
4. SALDO Section 418.2: To permit the proposed development without the installation of sidewalks along Old and New Schuylkill Roads. Mr. Anderson asked if this

waiver would require more discussion. Mr. Woessner stated this waiver will require more discussion after more detail is provided to the Planning Commission.

5. SWMO Section 109: To allow the additional building area without providing stormwater management. Ms. Brown stated after some discussion with the Township Engineer, the Applicant will need to comply with the Stormwater Management Ordinance.

Mr. Woessner stated the Applicant will need to submit the waivers with more detail. Ms. Brown stated the Applicant will need to provide the reasons and hardship's for each waiver. This information will need to be provided to all the consultants

Mr. Woessner stated the Applicant needs to review the definition of the acreage requirements for the R-3 Residential Zoning. This table on the plan shows the information for a parcel which has public sewer and public water. However, the parcel does not have public sewer or public water. Mr. Anderson stated he will make the correction to the table.

Mr. Trailies stated he will be doing a site visit to review the landscaping and trees. Mr. Anderson stated they welcome the visit and would be available to walk the property if Mr. Trailies would let them know when he will be doing the site visit.

Mr. Anderson asked why the Applicant is required to go before the Zoning Hearing Board. Ms. Brown stated under Section 1902 of the Zoning Ordinance, the building is a non-conforming structure due to set back requirements. If the building is being expanded or increased in any way, Section 1902.C requires that you go to the Zoning Hearing Board for a variance.

Mr. Anderson asked if the Applicant should go to the Zoning Hearing Board before coming back to the Planning Commission. Ms. Brown stated yes, the Planning Commission recommends that timing in case the Zoning Hearing Board requires any conditions be satisfied. Ms. Brown stated since the Applicant has received in-depth Sketch Plan comments and has expressed some timing issues, the Applicant could concurrently pursue the Zoning Hearing Board variance and prepare the Preliminary/Final plan for review by the Planning Commission.

Additional Items to be Brought before the Commission

PSATS Training – The Evolving Law of Zoning

Ms. Imes discussed the proposed PSATS Training for "The Evolving Law of Zoning". The training will be held on June 2, 2016 at the Crowne Plaza in King of Prussia.

Northern Federation Update

Mrs. Alexis stated Mr. Justin Keller from the Pottstown Regional Planning Commission came to speak about the trails. There will no speaker for the June meeting. The June meeting will be an open meeting for the public to come and discuss any issues in their Township.

Historical Commission Update

Mr. Tietjen stated the Historical Commission started their Fricks Lock Tours on Saturday, May 14, 2016.

Pottstown Metropolitan Regional Planning Committee Update

Mr. Woessner had nothing to report.

Additional Item

Mr. Woessner updated the Planning Commission on the Board of Appeals.

ADJOURNMENT

Mr. Parsons moved to adjourn the monthly meeting at 7:49 p.m. Mrs. Geho seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary