

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JANUARY 20, 2010  
(Approved February 24, 2010)

The Planning Commission held their monthly meeting on Wednesday, January 20, 2010. Present for the meeting were Walter Woessner, N. Lance Parson, Lawrence Tietjen and Kathryn Alexis. Harold Kulp was not present. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

Mr. Woessner called the meeting to order at 7:02 p.m. and the pledge was recited.

**REORGANIZATION**

Mr. Parson moved to appoint Mr. Kulp to position of Chairman. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis moved to appoint Mr. Woessner to position of Vice Chairman. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to appoint Bonnie Frisco to position of Secretary. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

**ESTABLISH MEETING DATES FOR 2010**

Mr. Woessner moved to establish the 2010 meeting dates to the third Wednesday of each month at 7:00 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

The meeting dates are as found below:

February 17 (see Meetings below)  
March 17  
April 21  
May 19  
June 16  
July 21  
August 18  
September 15  
October 20  
November 17  
December 15

**CITIZENS COMMENTS**

There were no citizen comments.

**1. MINUTES**

Mr. Woessner moved to approve the minutes of the December 16, 2009 monthly meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

## 2. SUBDIVISION AND LAND DEVELOPMENT

Project: DiGiuseppe Reverse Subdivision Applicant: James DiGiuseppe  
Dan Coval, counsel for the applicant, was present and there was discussion regarding the DiGiuseppe Reverse Subdivision plan dated December 7, 2009.

Mr. Woessner noted correspondence that was provided regarding this project and noted that the Board of Supervisors had approved some waivers for this project at their January 11, 2010 meeting. Waivers from Sections 301.3.A, 304, 304.1E(4), 305.1.G(4), 304.2.B and 305.2.B of the Subdivision and Land Development Ordinance. It was noted that the waivers did not release the applicant of any required County and DEP reviews.

Mr. Woessner suggested that the Planning Commission act on some of the waivers found in the Andrew L. Miller and Associated letter dated January 6, 2010.

Mr. Woessner moved to recommend approval a waiver from Section 304.3.a(17) of the Subdivision and Land Development Ordinance to allow the trees of eight inch DBH or greater to not be shown on the plan. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend approval a waiver from Sections 305.3.B(1)(e), 421.3 and 422.3 of the Subdivision and Land Development Ordinance to allow the location of onsite water and sewer facilities to not be shown on the plan. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis moved to recommend approval a waiver from Section 305.3.B(2) and 306 of the Subdivision and Land Development Ordinance to allow accompanying supplementary data to not be provided. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend approval a waiver from Section 405.10 of the Subdivision and Land Development Ordinance to allow no paving and other street improvements along Kulp Road. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Brown noted that an amendment to the sewage facilities planning module will need to be prepared by the Township Engineer and submitted to the DEP.

Mr. Woessner noted he could not find the size of the right-of-way on the plan and the new lots on the plan should be numbered.

Mr. Briggs stated that the disposition of the drainage easements needs clarification.

### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

#### Annual Report

Mrs. Brown noted the revisions she has recommended to be made to the Planning Commission 2009 Annual Report. Mr. Woessner stated he will implement such changes and

a revised report will be provided at the February meeting for approval. The proposed text is found below:

## SALDO

### HISTORY

A detailed listing of recommended SALDO changes was prepared by the PC and delivered to the BOS in September 2007. The Township Engineer presented a list of recommended changes December 28, 2007. A listing of Definition issues was included in the October 2, 2008 PC minutes.

Some changes were made to the SALDO in 2008, but none of them were on the detailed listings cited above.

A summary and 5 memos comprising the detailed listing of recommended SALDO changes prepared by the PC were sent to the Township Manager for distribution to the Township Engineer and The Planning Commission Solicitor in early January 2009.

A revised draft copy of the SALDO addressing all recommended changes (other than fees-in-lieu of open space) was distributed to the PC and first reviewed at the July 2009 PC meeting. Specific provisions addressing open space *fees-in-lieu* thereof has not been completed.

The PC, in the process of reviewing the revised draft, has expanded the scope of its review and is providing additional comments. The PC reviewed the SALDO at the July [regular meeting], August [regular meeting], September [workshop and regular meetings], October [workshop meeting], and December [regular meeting]. November was skipped due to a funding issue. The review will continue in 2010. All revisions will be completed in 2010.

### Review of the amended Subdivision and Land Development Ordinance

There was review of the amended Subdivision and Land Development Ordinance beginning with Part 5 (Mobile/Manufactured Home Parks).

Below are the comments:

- After lengthy discussion regarding Part 5 (Mobile/Manufactured Home Parks) it was agreed that the section needs a complete overhaul and Mrs. Brown will obtain sample ordinances from other municipalities for the Planning Commission to review at the February meeting.
- Mr. Woessner questioned the first sentence in Section 601 of Part 6 (Construction and Acceptance of Improvements), and inquired why the final plat is not approved for recording until all roads, streets, etc are constructed. Shouldn't the plan be approved before construction starts? This item needs further investigation.

Further review of the amended Subdivision and Land Development Ordinance will continue at the February meeting.

Meetings

The next regularly scheduled monthly Planning Commission will be held on February 17, 2010 at 7:00 p.m. Mr. Woessner and Mrs. Alexis noted they will not be available that evening. The Planning Commission agreed to change their February meeting date from February 17, 2010 to February 24, 2010.

**ADJOURNMENT**

Mrs. Alexis moved to adjourn the monthly meeting at 8:45 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary