

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 16, 2011  
(Approved March 16, 2011)

The Planning Commission held their monthly meeting on Wednesday, February 16, 2011. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, Kathryn Alexis, and Lawrence Tietjen. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

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

**CITIZENS COMMENTS**

There were no citizens' comments

**1. MINUTES**

Mr. Woessner moved to approve the second draft minutes of the January 19, 2011 monthly meeting as presented. Mrs. Alexis seconded the motion. Harold Kulp abstained due to his absence at the January 19, 2011 meeting. The motion carried with a 3-0-1 vote. Mr. Tietjen had not arrived yet during the time of this vote.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

2010 Planning Commission Annual Report

Mr. Woessner provided the 2010 Planning Commission Annual Report for consideration.

Mr. Woessner moved to approve and authorize signature of the 2010 Planning Commission Annual Report as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote. Mr. Tietjen had not arrived yet during the time of this vote.

Ms. Brown stated that the comments that she had provided at the last meeting were not included in the version of the 2010 Planning Commission Annual Report distributed this evening.

The previous motion was withdrawn.

Mr. Parson moved to authorize amending the 2010 Planning Commission Annual Report to include Ms. Brown's comments and authorize signature of such. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote. Mr. Tietjen had not arrived yet during the time of this vote.

Review of Proposed Ordinance No. 176

There was a review of proposed Ordinance No. 176 amending Chapter 27 (Zoning), Part 7, Section 702 to add a new subparagraph to permit public and private educational uses by special exception in the R-2 residential district, provided the property is served by public water and public sewer. This proposed amendment is the result of a petition filed by the Owen J. Roberts School District.

David Allebach, counsel for Owen J. Roberts, Jackie Krumrine representing Owen J. Roberts School District and Douglas Hughes Vice President of the School Board were present.

Mr. Allebach distributed handouts which included pictures of the site behind the East Coventry Elementary School and provided an overview of the property.

Ms. Krumrine stated that the school district felt that it would be appropriate to purchase this piece of land behind the East Coventry Elementary School. This piece of land was identified due to the fact that East Coventry is the fastest growing township in the school district and the school is already at capacity and this would be a prime location for expansion. Ms. Krumrine stated that the school is in the process of having a feasibility study prepared and the study should be done in June. Ms. Krumrine stated that East Coventry Elementary School needs modifications to accommodate the growth and 1-1/2 years ago they had to redistrict due to growth. The current facility is 20 acres and as it is now not large enough for an expansion.

Mr. Kulp stated the importance of recreation to be included with this project and Ms. Krumrine stated that the school district is open to such dialogue.

Mr. Allenbach stated that this proposal is consistent with the Township's Comprehensive Plan.

Mr. Kulp moved to recommend that the Board of Supervisor adopt Ordinance No. 176 amending Chapter 27 (Zoning), Part 7, Section 702 to add a new subparagraph to permit public and private educational uses by special exception in the R-2 residential district, provided the property is served by public water and public sewer. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote. Mr. Tietjen had not arrived yet during the time of this vote.

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

There was a review of amended Subdivision and Land Development Ordinance.

John Yurick of McMahon Associates, the Township's Traffic Engineer, was present to comments regarding the amended Subdivision and Land Development Ordinance.

Items covered were "Marginal Access Streets", "T" Intersections and "On-Street Parking"

"Marginal Access Streets" – Mr. Yurick noted that Marginal Access Streets are generally used in commercial settings but could be utilized for residential purposes. A discussion ensued regarding alleys and it was agreed that Mr. Yurick would provide language to address alleys.

"T" Intersections" - Mr. Yurick clarified that "T" Intersections are considered intersections and would be treated as such. Section 410.3.C should reference Section 410.4.A not Section 410.A.

#### "On-Street Parking"

- Item 4.A should be included in Chapter 15 not Chapter 22
- Item 4.D – remove 'or spine' and change 'road(s)' to 'route(s)'

#### Utility Pole Location

Mr. Briggs noted that PADOT Standards should be utilized. It was agreed that utility poles are to be 2’ behind a curb face or 4’ behind a shoulder; all within the right-of-way.

Ms. Brown suggested that Traffic Impact Study (found on Page 90) be reviewed with Mr. Yurick.

Mr. Yurick will contact the Township Manager relating to revisiting the on-street parking and emergency vehicle access requirements.

Mr. Yurick stated that he had revised this section to make it clear for Traffic Engineers. On Page 91 – Item (c) the paragraph should be reworded to remove the requirement of Planning Commission and Board of Supervisors review of the Study Area scope prepared by the Traffic Engineer and the reference to ‘Township’ should be changed to ‘Township Manager’

There was a brief review of trails and Mr. Briggs distributed Design Standards for trails. It was agreed that the use of a trail should determine the material of which it is constructed. Karen Nocella and Mr. Kulp will check with the Northern Federation regarding trail standards and North Coventry’s ordinances will be looked at as well.

Review of the amended Subdivision and Land Development Ordinance ensued.

<b>Page</b>	<b>Section</b>	<b>Section Title</b>	<b>Comment</b>
176	601.1	Construction Required	This section will be eliminated due to the fact that the township always requires financial security and this does not apply
178	603.1	Release from Performance Guarantee	In the second sentence change ‘Board of Supervisors’ to ‘Township Manager’
184	703.1	Fees and Costs	This paragraph should read ‘No application for sketch plan review or preliminary plan or final plan approval shall be deemed submitted until the review and administrative fees and escrow deposits, as set forth below, have been paid’
186	706.2.C	Amendments	This paragraph to be eliminated

Ms. Brown stated that a list of changes will be provided for Planning Commission review. Ms. Brown also noted that the Standard Public Improvement Specifications will not be an appendix.

Northern Federation Update

Mr. Kulp did not have an update to report. The last Northern Federation meeting was cancelled due to inclement weather.

Historical Commission Update

Mr. Tietjen noted that Rosemarie Miller is the Historical Commission Chair and Gail Brown is Vice Chair and the Historical Commission discussed the Fricks Locks Village agreement at their last meeting.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson did not have an update to report. The last Pottstown Metropolitan Regional Planning meeting was cancelled due to inclement weather.

Bittersweet Update

Ms. Brown stated that Bittersweet's unlimited extension may need to be revoked and they may need to be given a 60-day extension. Ms. Brown will contact the Township Manager regarding this project.

Mr. Kulp noted that the next meeting is scheduled for March 16, 2011 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 9:15 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary