

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON APRIL 20, 2011  
(Approved May 18, 2011)

The Planning Commission held their monthly meeting on Wednesday, April 20, 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.

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

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

### **CITIZENS COMMENTS**

Mary Rambo of 129 Creamery Road noted concerns regarding the state of disrepair of the farmhouse on the Telvil Hall project site. Bryan Hunsberger of Telvil Corporation was present and stated that he will look into having the situation resolved. Ms. Brown asked if Mr. Hunsberger could arrange to have the property secured and Mr. Hunsberger noted he will address the issue.

#### **1. MINUTES**

Mr. Woessner moved to approve the third draft minutes of the March 16, 2011 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote. Mrs. Alexis was not present as of yet for the vote.

#### **2. SUBDIVISION AND LAND DEVELOPMENT**

##### Telvil Hall (South)

Mr. Hunsberger provided a brief overview of the drainage issues on this property and showed the Planning Commission plans showing a swale and stormwater remedies to address the water issue. Mr. Hunsberger noted that some of the water does sheet flow across the road. Mr. Woessner noted that the waiver requests from Sections 416.1 and 418.2 of the Subdivision and Land Development Ordinance are not necessary for the Telvil Hall (South) and Telvil Hall (North) plans.

Mr. Woessner moved to accept for review the Telvil Hall (South) preliminary/final subdivisions plan dated February 8, 2011. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

##### Telvil Hall (North)

Mr. Woessner moved to accept for review the Telvil Hall (North) preliminary/final subdivisions plan dated February 8, 2011. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

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

#### Review of proposed Amendments to the Zoning Ordinance

There was a review of proposed amendments to the Zoning Ordinance concerning wind turbines on buildings.

Comments provided were:

- Does the height requirement refer to ‘from the ground or surface where the turbine is mounted’?
- What should be used for mounting bracket material?
- Wind turbines should have its own section in the Zoning Ordinance
- Wind turbines on buildings are not addressed in Section K, where set backs are provided
- Specific sizes should be provided for wind turbines mounted on buildings
- Also to be specified – maximum height from roof surface, minimum clearance from roof, minimum clearance around the wind turbine

The proposed Zoning Ordinance amendments will be revised to address the above comments.

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

There was a review of the proposed Subdivision and Land Development Ordinance in accordance with a red-line version dated March 23, 2011. Also reviewed were Mr. Woessner’s memo entitled “MEMO WJW 110404” and further red-lined sheets dated April 18, 2011 prepared by Ms. Brown and Mr. Briggs to address Mr. Woessner’s comments found in aforementioned memorandum.

There was discussion regarding the above documents. Ms. Brown pointed out that the Solicitor’s Office would prefer that the .02 per acre of open space requirement remain in the SALDO, specifically for the reason that there is a direct correlation between the .02 requirement and the provisions of the Township’s Open Space Plan. The Planning Commission expressed their desire to maintain the Table found in the current revisions and not leave in the .02 per acre requirement.

Further review ensued and as a result of such the following motion was made:

Mrs. Alexis moved to recommend the Board of Supervisors consider the adoption of, and advertise and schedule a public hearing on, the proposed Subdivision and Land Development Ordinance Amendments, as identified in the final draft red-lined changes dated March 23, 2011, as modified by revisions dated April 18, 2011, and as further modified as follows:

1. §202 – definition of building footprint – add “roofed” before “overhang”
2. §301(3)(A)(1)(b) – revised to permit one single-family dwelling on each lot
3. §301(3)(A)(1)(e) – add “deed restriction prohibiting further subdivision without prior Township approval”
4. §306(1)(D)(3) – capitalize “DBH”
5. §301(3)(D)(5) – underline heading “Historical Resources Impact Study”
6. §405.9 – delete second sentence
7. §403.2.A – add “plus additional area as may be necessary to accommodate required landscaping under §428”
8. §422.6.A(1) – delete last sentence
9. §426.2.A – chart – specify whether % of tract are to be dedicated is based on gross or net
10. Revise §426.2 to add paragraphs C, et. Seq., from previous draft (prior to March 23, 2011) regarding treatment of fee-in-lieu
11. §428.8.A – revised sentence to “The applicant shall provide street trees....”

12. §428.11.D – change “not less than” to “not more than” in first and last sentences
13. Corrections to Appendix B per attached copy

Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

#### Northern Federation Update

Mr. Kulp noted that at the last Northern Federation meeting transferrable development rights was discussed. Mrs. Geho, Vice Chair of the Board of Supervisors, noted that self contained smaller lot developments that have their own sewer plants and water facilities would not be beneficial to the township.

#### Historical Commission Update

Mr. Tietjen noted that the Historical Commission thanks everyone who attended the Section 106 workshop. Mr. Tietjen also noted that for the Historical Commission to meet the plan review requirements they may need to schedule workshops when necessary.

#### Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted that Health and Wellness Foundation attended the last PMRPC meeting and selling transferrable development rights on a regional level was discussed and Mr. Parson noted he was not in favor of such.

Mr. Kulp stated that the next Planning Commission meeting will be held May 18, 2011 at 7:00 p.m.

#### ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 10:30 p.m. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary