

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON MAY 21, 2008  
(Approved June 18, 2008)

The Planning Commission held their monthly meeting on Wednesday, May 21, 2008. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson and Kathryn Alexis.

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

**CITIZENS COMMENTS**

There were no citizen comments.

**1. MINUTES**

Mr. Woessner moved to approve the third draft minutes of the April 16, 2008 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Kolb moved to approve the agenda. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote. Mr. Flaharty requested consideration of recommendation of Field Revision #3 for Coventry Glen be added to the agenda. The Commission agreed to address such item.

**2. TELVIL HALL**

Bryan Hunsberger of Telvil Corporation and Adam Bender of Ludgate Engineering were present.

There was a review of the Telvil Hall preliminary plan dated April 24, 2008.

Mr. Woessner noted concerns of trees and landscape plan deficiencies. A 24" tree appears to be on top of a proposed pipe – along with other trees. Mr. Woessner noted this is the reason why trees should be identified at the sketch plan phase. If trees have to be removed they must be replaced at a 2:1 ratio per SALDO 402.2.C and 428.9. Mr. Bender suggested re-routing the pipe. Mr. Woessner stated the plan as it is fails to meet requirements.

Mr. Woessner also noted driveway issues on Lots N2 and N3. The driveway location on N2 was changed and the spacing went from the required 80' to 62'.

Mr. Woessner stated the fence shows 36" to top of the post and the recommended height of such fence is 42" to top of the rail and 13-gage wire vinyl coated wire mesh is to be used instead of chicken wire. Mr. Hunsberger noted such item will be complied with.

Comments summary is as follows

- Condition No. 22 of the draft resolution dated May 21, 2008 should include that the plans shall comply with Section 304.A(17) of the Subdivision and Land Development Ordinance to identify vegetation and trees.

- Condition No. 23 to be left as is.
- Condition No. 24 (added) to state the fence shall be 42” to top of the rail and 13-gage wire coated mesh is to be used instead of chicken wire.

Mr. Flaharty requested a copy of the Act 319 letter and requested the Landscape Plan will be put on 24 x 36 size paper.

The Landscaping Plan is to conform to SALDO 428.6.

The applicant will submit revised plan.

### **COVENTRY GLEN**

There was a review and discussion of Field Revision #3 for Coventry Glen.

Mr. Flaharty noted the developer is requesting permission to relocate driveways because they are flipping units.

After a review of the plans the following recommendation was made.

Mr. Woessner moved to recommend approval of Field Revision #3 for Coventry Glen with the following conditions:

- The houses must be situated such that there is adequate space in the driveways to park two (2) full-size cars without encroaching on the sidewalk.
- For all applicable driveways, the driveway separation between adjacent driveways shall be a minimum of two (2) feet consistent with the details shown on the approved subdivision and land development plan.

Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

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

#### Northern Federation

There was a brief discussion regarding the Northern Federation 2008 Programs. It was suggested that Program No. 3 (promote regions cultural, historical and recreational heritage, greenways, and habitats, and a trail master plan) be submitted to the Parks and Recreation Committee for review and comment.

#### Natural Lands Trust

Mr. Kulp noted information he received from Natural Lands Trust. There was discussion of a joint meeting between the Planning Commission, Historical Commission and Parks and Recreation to discuss Natural Lands Trust.

Mr. Woessner noted that Joe Ippillito, developer for Whispering Woods, was at the May 19, 2008 Board of Supervisors meeting to provide an update of the project and it was noted the density issue is still be addressed.

There was a brief discussion of the development matrix. Mr. Woessner noted that for extensions that keep dragging out the developer should provide intents and statuses to warrant further extensions.

Berkey and High Minor Subdivision

Mr. Woessner moved to accept for review the preliminary/final minor subdivision plan for Berkey and High dated November 5, 2007. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

**ADJOURNMENT**

Mr. Kolb moved to adjourn the monthly meeting at 8:25 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary