

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JUNE 17, 2009  
(Approved July 15, 2009)

The Planning Commission held their monthly meeting on Wednesday, June 17, 2009. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson and Lawrence Tietjen. Kathryn Alexis was not present. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor, Bernard Rodgers, Township Manager 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 citizen comments.

Mr. Kulp moved to approve the agenda with the addition of Chester County Landscapes update. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

**1. MINUTES**

Mr. Kulp moved to approve the second draft minutes of the May 20, 2009 monthly meeting as presented. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Proposed Ordinance No. 156 – Stormwater Management

There was review and discussion of proposed Ordinance No. 156 – Stormwater Management.

Mr. Rodgers distributed a revised proposed Ordinance No. 156. Changes noted were:

- Revision to definition of SALDO to eliminate specific adoption date
- Added Item H to Section III addressing fencing requirements for retention basins

Revisions recommended by the Planning Commission are as follows:

- In Item H Section III change ‘detention basin’ to ‘retention basin’
- Add Section to address fencing requirements for detention basins

Mr. Woessner moved to approve proposed Ordinance No. 156 with the revision as discussed. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Proposed Ordinance No. 158 – Solar and Wind Energy

There was review and discussion of proposed Ordinance No. 158 – Solar and Wind Energy.

Comments noted as found below:

- Mr. Woessner noted the text ‘10KW of maximum output capacity’ is adequate and doesn’t need to be expanded upon in **Sections 1335.C and 1336.D**.
- Comment to Section 1335.E. – how do you minimize any visual impact to neighboring properties? Mr. Woessner noted the requirement in **Section 1335.H** for a full set of engineered plans is excessive. It was recommended a sketch plan be acceptable.
- Mr. Woessner noted that the subject of noise is not addressed in this ordinance.
- **Section 1336.T.9** – this section covers standards compliance. This item may be covered under the Building Code – Mr. Briggs will investigate.
- Mr. Woessner inquired about the guidelines used Section **1336.T.8** regarding speed of operation.

Revisions recommended by the Planning Commission are as follows:

- **Section 1335.C** – remove the text ‘*of the average monthly requirements (based upon last 12 months of utility bills) of the property*’ in the second sentence
- **Section 1335.F.3** – A not to exceed height of six (6) feet for ground mounted solar energy equipment will not work in a lot of cases
- **Section 1335.G** – it was recommended this complete section be eliminated. Concerns of over-regulation and potential discrimination were noted.
- **Section 1336.A** – a specific number should be provided to clarify what is ‘sufficient wind’
- **Section 1336.D** - remove the text ‘*of the average monthly requirements (based upon last 12 months of utility bills) of the property*’ in the second sentence
- **Section 1336.N** – remove reference to ‘non-obtrusive color’ and note specific colors
- **Section 1336.R** – Eliminate the comment regarding ‘flicker’ because how would this item we measured and enforced?
- **Section 1336.T** – Eliminate the needs to provide information on all structures within two hundred (200) feet of the proposed wind turbine. Mr. Briggs suggested the 200 feet be scaled back to 100 feet. Mr. Tietjen noted that such requirement may be to assure the foundation is proper
- **Sections 1335.I and 1336.U** - Adjust the time or reword the item concerning removal of solar and wind energy equipment to provide relief if not feasible or weather conditions won’t permit removal within 60 days.

#### Historical Commission Update

Mr. Tietjen stated that the Historical Commission will be holding an event here at the township building on July 22. The event will give residents an opportunity to bring in old photographs and have them analyzed as to the age of the photo.

Mr. Tietjen also noted an upcoming hearing for demolition permits concerning Fricks Locks Village. Mr. Tietjen noted that the Historical Commission would like to meet with the Township Solicitor to get advice on how to deal with the demolition permit hearing.

#### Pottstown Metropolitan Regional Planning Committee

No update was available.

Northern Federation

Mr. Kulp stated there was no Northern Federation meeting.

Chester County Landscapes Update

Mr. Kulp stated he attended the Landscapes meeting at West Vincent and they showed what happened in this last 15 years, how Chester County has changed by the influences of Philadelphia and Delaware.

Bittersweet on Schuylkill, LLC

Mr. Woessner noted he went to the Bittersweet on Schuylkill, LLC zoning hearing last evening and the testimony and closing comments have been completed and a transcript will be given to the Zoning Hearing Board members not present and a decision is scheduled to be made on July 16, 2009. Mr. Woessner stated that PECO owns all the land in the exclusionary area which is where Bittersweet proposes the construction of the building. Mr. Woessner noted that part of the testimony that was thrown out was the sewage and soils information. The Zoning Hearing Board did not feel that was part of their jurisdiction. The soils issue will come up at time of subdivision and land development.

The next Planning Commission meeting will be held July 15, 2009 at 7:00 p.m.

**ADJOURNMENT**

Mr. Woessner moved to adjourn the monthly meeting at 10:05 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary