

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON AUGUST 19, 2009  
(Approved September 3, 2009)

The Planning Commission held their monthly meeting on Wednesday, August 19, 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 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. Woessner moved to approve the agenda with the addition of Northern Federation update. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

**1. MINUTES**

Mr. Woessner moved to approve the second draft minutes of the July 15, 2009 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

**2. TELVIL HALL**

There was a review of the Telvil Hall application for final plan review. A couple items were noted on the application that will require correction. Those items are:

- The plan dates on the first page are missing and need to be added
- Land Development needs to be checked for Plan Type
- List of supporting information needs to be provided and the note stating that the 'stormwater has already been approved' needs to be eliminated.

With these corrections noted, Mr. Woessner moved to accept for review the Telvil Hall final plan dated July 14, 2009. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Ordinance No. 158 – Solar and Wind Energy

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

Comments were provided as found below.

- Mr. Woessner noted that as calculated 5 acres would be needed for a windmill

- In the definition of solar panel the end of the sentence ‘by way of solar energy’ is redundant and should be removed. In the same definition ‘useable’ should be removed
- Section 1335.B – this section refers to the Zoning Ordinance for setbacks. It was noted that there are not setbacks in the Zoning Ordinance specifically for solar and wind energy equipment. These items needs to be clarified in this ordinance the Zoning Ordinance and this is a revision to the Zoning Ordinance
- Also the reference to setbacks doesn’t specify whether it refers to freestanding or roof panels
- Section 1335.E – Township Building Code should be more specific
- Section 1336.B – add an ‘s’ the end of kilowatt in two places
- Section 1336.I – ‘utility, utility line’, should be eliminated and add ‘ultimate right-of-way for the road and utility company right-of-way or owned property’, in the same section the fuel source should be clarified as a liquid source
- Section 1336.J – it was noted that the sign is intended to be a one-side sign

The Solicitor and Township Planner will draft a motion to be submitted to the Board of Supervisors incorporating these Planning Commission comments to this proposed ordinance for further discussion and adoption by the Planning Commission at a workshop meeting to be held September 3, 2009.

Ordinance No. 160 – Farm Residential District and R-3 Residential District Amendments

There was a review of proposed Ordinance No. 160 – Farm Residential District and R-3 Residential District Amendments.

Comments were provided as found below.

Mr. Woessner noted that Section F is not appropriate. This requirement places a burden on the FR district and noted that the East Coventry Township Elementary School has a private sewage system and a well.

Mr. Woessner asked who authorized the writing of this ordinance. Ms. Brown stated she would speak with Mark Hosterman as to the background and rationale for the amendment and report back at the next Planning Commission meeting.

Mr. Kulp moved to table discussion of this ordinance to the September workshop meeting. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Phoenixville Regional Comprehensive Plan Consistency Review Report

There was a review of the Phoenixville Regional Comprehensive Plan Consistency Review Report.

Mr. Woessner noted that there was nothing in the report that adversely affected East Coventry Township. Mr. Woessner also noted that he did not see anything in the report addressing affordable housing.

Ms. Brown stated that their office will prepare a legal review of the document and provide written comment.

Mr. Parson moved that the Planning Commission of East Coventry Township did not find anything objectionable in the Phoenixville Regional Comprehensive Plan Consistency Review Report that would impact East Coventry Township in a negative manner. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Amended Subdivision and Land Development Ordinance

There was further review of the amended Subdivision and Land Development Ordinance

Below are comments there were discussed.

Land Disturbance (Page 22)	No reference to “woodland disturbance’ was noted. The item should be removed or referenced in the Zoning Ordinance
Lot Area, Net	There was discussion regarding removing this section and the item will be brought back to the SALDO committee for discussion
Luminaire (Page 24)	This item should not be crossed out because it is referenced on Page 133 – item to be placed back in the SALDO
Parking, Off-Street (Page 27)	It was noted that a definition should be provided for Parking, On-Street
Page 28	A definition for Planting Screen needs to be provided – it is referenced on Page 109
Recreational Vehicle (Page 29)	This item should not be removed – it is referenced on Page 152. It was also recommended a definition for ‘Trailer’ should be provided or refer to the Vehicle Code
Page 30	A definition for Retirement Facility should be added because it is referenced on Page 91
Page 30	It was recommended to add a definition for Sanctuary the item will be investigated by the SALDO committee
Standard Public Improvement Specifications (Page 33)	The proper date needs to be added
Substantial Improvement (Page 36)	Market value should be better identified due to timing and market fluctuations
Surface Water of the Commonwealth (Page 37)	It was noted that no tributaries were addressed
Swale (Page 37)	Remove the duplicate ‘runoff’

Further review of the Subdivision and Land Development will continue at the September workshop meeting.

Historical Commission Update

Gail Brown, Chair of the East Coventry Historical Commission, noted concern of historical resources not being identified properly during the plan review process and the possible implications of this issue. Mrs. Brown noted that she would like to have the Historic Preservation Consultant look into the matter.

Pottstown Metropolitan Regional Planning Committee

No update was available.

Northern Federation

Mr. Kulp noted that there was no Northern Federation meeting last month so no update is available.

Mr. Kulp noted that the Planning Commission should discuss rain gardens in lieu of basins at the September workshop meeting.

Mr. Kulp noted a letter from North Coventry regarding a development proposed in the Vaughn Road area.

Mr. Kulp noted information he received regarding enhancing quality of life in community.

Mr. Kulp noted an August 12 notice he received regarding pipeline safety but he was unable to attend.

Mr. Woessner stated that the Engineer's Report states that DiGiuseppe wants to do a reverse subdivision and to back to one lot.

Mr. Woessner noted that the Act 209 Committee will be scheduling a meeting and he is on the committee now.

The next Planning Commission meeting will be held September 3, 2009 at 7:00 p.m.

**ADJOURNMENT**

Mr. Woessner moved to adjourn the monthly meeting at 10:00 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary