

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON SEPTEMBER 3, 2009
(Approved September 16, 2009)

The Planning Commission held a special meeting on Thursday, September 3, 2009. Present for the meeting were Harold Kulp, Kathryn Alexis, N. Lance Parson and Lawrence Tietjen. Walter Woessner 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.

Mrs. Alexis moved to approve the agenda as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

1. MINUTES

Mr. Parson moved to approve the third draft minutes of the August 19, 2009 monthly meeting as presented. Mr. Tietjen 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.

Mrs. Alexis moved to recommend approval by the Board of Supervisors of Ordinance No. 158, with the following changes:

- Delete the word “useable” appearing in the third line of the definition “Solar Panel” and further appearing in the second line of the definition “Wind Energy Equipment.”
- Delete the phrase “, by way of solar energy.” appearing in the last line of the definition “Solar Panel” and insert a period in its place.
- Amend subsection “B” of §1335 by deleting the words “setback and height requirements for accessory uses within” and inserting the phrase “minimum side and rear yard setback and height requirements of.”
- Amend subsection “E” of §1335 by inserting the phrase “as defined in Part 2, §202 of this Chapter” at the end of such subsection.
- Amend the provisions of §1335 to add a new subsection “F” as follows:

“No free-standing solar energy equipment shall be located in the front yard. Solar energy equipment affixed to the roof of the principal structure and visible from the front yard shall be permitted.”

- Amend subsection “B” of §1336 by adding an “s” to the end of the word “kilowatt” appearing on the second and third lines of such subsection.
- Amend subsection “D” of §1336 by inserting the phrase “minimum side and rear yard” before the word “setback.”
- Amend the second and third lines of subsection “I” of §1336 to state as follows:

“property line, street ultimate right-of-way, utility building or structure, utility right-of-way or easement, or liquid fuel source a distance”

In addition, a Planning Commission motion recommending Zoning Ordinance §1319 be amended to add a new subsection “G” as follows:

“G. Solar Energy and Wind Energy Equipment. Solar energy equipment and wind energy equipment shall be permitted as an accessory structure in all zoning districts, subject to and in accordance with the provisions of §§1335 and 1336, respectively, of this Part.”

Additional Comments from the Planning Commission:

An owner will need to have at least 5 acres of land to install a windmill on his or her property, once you account for all restrictions on placement; this will limit the number of people who can rely on this type of energy source.

Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

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.

Mrs. Alexis stated that school should be placed where the children are not necessarily near large road and shopping centers.

Mr. Parson moved to recommend approval by the Board of Supervisors of Ordinance No. 160, with the following changes, on the basis that restricting schools and churches to the R-3 District and establishing the condition that they be serviced by public water and public sewer places an unnecessary burden on those facilities:

- Eliminate the deletion of Section 502(3)(A) in Part 5 in order to continue permitting public or parochial education, religious, charitable and philanthropic uses in the FR Farm Residential District.
- Eliminate Subsection F in order to continue permitting the uses described therein in the FR, R-1, R-2 and R-3 Districts regardless of whether the improvements are served by public water and public sewer.

Mrs. Alexis 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 specifically notes received from Mr. Woessner.

Below are comments that were discussed.

Public Notification (Page 41)	In the first sentence change “sketch” to “preliminary”
Plan Information (Page 42)	Add notation regarding sign requirements for final plans
Removal of Posted Sign (Page 43)	Add notation regarding sign requirements for final plans
Sketch Plan Discussion (Page 44)	Note that the Parks, Recreation and Conservation Committee and Historical Commission should be made aware of sketch plans
Township Planner Review (Page 46)	List documents utilized for Planner Review (Comp Plan, Open Space Plan, Regional Plan, etc.)
Review by Township Planning Commission (Page 46)	There are no review deadlines...either establish deadlines or treat as informal review
Section 5 (Page 51)	Determine specific traffic standards and provide reference
Section 1 (Page 53)	Add preparation of Resolution to Township Engineer’s tasks
Section 4 (Page 54)	It was noted the Solicitor review letter should be a final letter not a draft letter
Section 4 (Page 55)	The time allotted to remain at 30 days for response from applicant regarding plan approval conditions and acceptance of such
Waiver approvals (Page 56)	Why not act on waivers until final plan approval decision? Ms. Brown noted that such gives way to better negotiations. The Planning Commission felt it would be difficult to accurately review a plan without knowing what waivers will be granted
Section 8 (Page 57)	Plan must identify Ordinance #'s and Ordinance dates
Section 23 (Page 59)	All should be at 2’ intervals
First paragraph (Page 61)	Paragraph should reference ‘detention and retention

	facilities’ not just ‘detention facilities’
Section E.3 (Page 61)	Insert Zoning Ordinance chapters references to end of paragraph
First paragraph (Page 63)	Reference technical specifications
Section F.1 (Page 63)	Correct the referenced section number
Section G (Page 63)	Four-step design process does not apply to lot-line changes – this item to be corrected
Section G.1 (Page 63)	Heading should be changed to provide proper reference
First paragraph (Page 65)	Delete major in the first sentence that appears
Section 5 (Page 65)	Replace ‘caliper’ with ‘DBH’

Traffic Impact Committee

Mr. Briggs asked if any of the members of the Planning Commission would be willing to serve on the Traffic Impact Committee. Mr. Kulp volunteered.

The next Planning Commission meeting will be held September 16, 2009 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:30 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary