

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON SEPTEMBER 16, 2009
(Approved October 21, 2009)

The Planning Commission held their monthly meeting on Wednesday, September 16, 2009. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson and Kathryn Alexis. Lawrence Tietjen 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 as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

1. MINUTES

Mr. Parson moved to approve the minutes of the September 3, 2009 special meeting as amended. Mr. Kulp seconded the motion. Mr. Woessner abstained due to his absence at the September 3, 2009 meeting. The motion carried with a 3-0-1 vote.

Amendment is to change the date of the meeting in the first paragraph.

Mr. Kulp adjourned the regular meeting and convened an executive session at 7:02 p.m. to discuss the Telvil Hall application.

The regular meeting was reconvened at 7:35 p.m. Mrs. Brown stated that the purpose of the executive session was to discuss matters involving potential litigation regarding the application for final plan approval submitted for the Telvil Hall project.

2. TELVIL HALL

There was a review of the Telvil Hall final plan dated July 14, 2009 in accordance with Township Engineer letter dated August 24, 2009, Township Planner letter dated August 26, 2009, Traffic Engineer letter dated August 27, 2009 and Township Solicitor letter dated September 9, 2009.

John Kennedy of Kennedy & Associates and John Garis of John Garis Homes were present.

There was a discussion regarding Item 26 on the Township Engineer letter dated August 24, 2009 and the comment concerned General Note No. 15 and Construction Note No. 21. There was a question as to whether guiderail will be needed on Creamery Road and the item is to be deferred back to the Traffic Engineer for a response. Mr. Kennedy noted that he will contact the Traffic Engineer to discuss the issue.

Mr. Briggs noted a couple comments that were made by the Township Engineer. He noted that the plans should show fence on the top of the basin and the infiltration areas should be shown with the

appropriate setbacks. The location of the septic system on Lot N1 and the stormwater report will have to be revised to reflect such changes.

There was a review of the Township Planner letter dated August 26, 2009. There was a discussion regarding Comment 2.a.iii regarding planting requirements. There was concern about the requirement of certain plants and the fact that the planting list is a recommended list but Mrs. Brown pointed out that the text in the SALDO does require the use of the plants in the recommended plant list in the SALDO. Mrs. Alexis noted that new plants are available and the recommend plant list is antiquated.

There was a discussion regarding Comment 2.a.x.bullet point 2, 'existing' is to be added as the first word in the paragraph. Comment 2.c. should read 'Tree protection fencing is to be delineated on Sheets 11, 12, 13 and 14. Also discussed was Comment 3 regarding the placement of trees and shrubs required to be shown on the plan.

After discussion, the Planning Commission recommended the trees be distributed evenly among the lots and only the number of trees and shrubs will be on the plan, not the specific locations. The item will need to be addressed by the Board of Supervisors.

There was review of the Township Solicitor letter dated September 9, 2009. Comment 5 regarding Condition No. 17 of the preliminary plan Resolution No. 2008-32. The comment addressed the abandonment of the driveway and the removal of the shed on Lot S1. After discussion, the applicant agreed to remove the shed and driveway.

Mr. Woessner moved to eliminate the easement option on Lot S1 and remove the driveway. Mr. Parson seconded the motion. The motion carried with a 4-0- 0 vote.

Mrs. Brown advised that a deed of dedication for the ultimate right-of-way of Creamery Road will need to be provided. Mrs. Brown also asked for information regarding the purpose, scope and maintenance of the Conservation Easement area.

Mr. Woessner asked if the septic systems were sand mounds and Mr. Garis said he thought they were. Mr. Woessner stated that if that was the case then the contour map needs to be changed so that stormwater flows in the proper direction.

Mr. Kennedy noted that all other comments found on the consultant letters will be complied with.

3. BITTERSWEET ON SCHUYLKILL (117 Sanatoga Road)

Mr. Woessner moved to accept for review the Bittersweet on Schuylkill LLC sketch subdivision and land development plan dated August 26, 2009. Mrs. Alexis seconded the motion. The motion carried with a 4-0- vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Amended Subdivision and Land Development Ordinance

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

Below are comments that were discussed.

Plan Distribution (Page 51)	Mr. Woessner recommended the Historical Commission and the Parks, Recreation and Conservation Committee each get a copy of a plan subsets applicable only their review
Review Distribution (Page 70)	Reference to Planning Commission's receipt of comments from Township Engineer and Township Planner are to be removed and it should be noted the Township and applicant and applicant consultants are to receive such comments
Review by Township Planning Commission (Page 71)	When referencing Township Engineer, Planner, etc., just create a definition for 'consultants' and use throughout the document
Section 3 (Page 72)	Remove the reference that the Planning Commission sends written notice of its actions to the applicants
Section 2 (Page 72)	Add sections in the SALDO where appropriate requiring applicants to provide a presentation to the Board of Supervisors at preliminary plan and final plan approval stages
Section 5 (Page 73)	This section was discussed and the Planning Commission was not amenable to this provision and feel it would be difficult to review plans without knowing what waivers are approved and also Mr. Woessner felt such requirement would be unfair to the developer

Historical Commission Update

No updated was provided. Mr. Tietjen was not present.

Pottstown Metropolitan Regional Planning Committee

No update was provided.

A special meeting of the Planning Commission will be held October 1, 2009 at 7:00 p.m. to continue review of the amended Subdivision and Land Development Ordinance.

The next regularly scheduled monthly Planning Commission will be held on October 21, 2009 at 7:00 p.m.

ADJOURNMENT

Mr. Parson 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