

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 1, 2009
(Approved October 21, 2009)

The Planning Commission held a special meeting on Thursday, October 1, 2009. Present for the meeting were Harold Kulp, Walter Woessner, and N. Lance Parson. Kathryn Alexis and Lawrence Tietjen were 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.

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.

Page 73 (7)	Check on how electronic copies are signed
Page 74 (4)	Add 'and/' after 'Township' and before 'or' in last sentence
Page 75 (3)	Remove 'important' in the first sentence
Page 76 (b) (d) (e)	Delete 'legislative route' and add 'road' in its place Concern over waiver requests was noted Clean up and compare to Page 77 (f)
Page 77 (f)	Clean up and compare to Page 76 (e)
Page 82 (1)	Provide a mechanism for the applicant to use actual soil testing to confirm or dispute Chester County soil surveys and provide a process for a licenses geologist to be responsible for preparation for such report and have the report reviewed by the Township Engineer
Page 85 (4)	There needs to clarification of 'angle of repose'
Page 86 (G.1)	In the first sentence change 'property' to 'proper' and in the last sentence add 'retention/' in front of detention
Page 87 (3)	Define 'adequate' as referred to in the last sentence
Page 91 (B) (C)	Add '306' before (D) Replace 'subsection' with '306'
Page 92 (C)	Bring to the attention of the Traffic Engineer the requirement for them to submit a scope of study to the Township Planning Commission
Page 93 (3)	In the first sentence change the (C) to (c)
Page 101	At the top of the page add that 'report is due 14 days prior to the Planning Commission meeting

Page 102 (2)	Add text to encourage applicant to finalize and record plans through the township within 90 days or lose approval
Page 103 (310.1)	Determine whether the term 'stormwater detention facilities' or 'stormwater management facilities' should be utilized
Page 108 (B and C)	Change 'caliper' to 'DBH' everywhere it appears
Page 109 (top of page)	Eliminate 'of at least ten (10) feet in width, across which there shall be not right of access'
Page 109 (4)	Add 'per Chapter 27, Zoning' to end of sentence
Page 109 (5)	Crosswalk may need to be added to facilitate pedestrian circulation
Page 110 (2.C)	Add dimensions for concrete for markers and eliminate 'ensure that they will not be removed' from the end of the sentence
Page 110 (405.1)	Note that proposed streets are to be consistent with the Township's 'functional road classification map'
Page 110 (6)	Eliminate Item 6
	Heading should be changed to provide proper reference
Page 111 (9)	Delete 'residential' in the first sentence and eliminate everything after first sentence
Page 111 (10)	In the first sentence replace 'may' with 'shall'
Page 111 (12)	Remove Item 12 and combine it with Section 414
Page 111 (406.1)	Add 'each' in front of shoulder in the first sentence and change 'widths' to 'width'
Page 112	Cul-de-sac Streets should fall under 'Local Streets' and create a section for Cul-de-sac Streets under 'Commercial', increase the Commercial Street cartway to 28'
Page 112 (2.A)	Add 'or curb' after 'shoulder'
Page 113 (6)	Change 'may' to 'shall'
Page 114 (409.3)	Reverse curves needs to be clarified
Page 114 (410.1)	A tolerance level needs to be added
Page 116 (C.12)	Reverse curves needs to be clarified
Page 117 (13)	Change '50 foot right of way' to '52 foot right of way'
Page 120 (D)	Replace 'street line' with 'right-of-way' throughout
Page 120 (414)	Add ownership language from Page 111 (12)
Page 121	Keep stricken Items 1-6
Page 5.2/Section H of the Technical Specifications	Change '15' to '16'
Page 123	Keep stricken Items 1-6
Page 124 (419.3)	Remove this item and place in the Zoning Ordinance
Page 124 (420)	Change '27' back to '2' in the first sentence, add 'no more than' in front of '60 feet' and '30 feet', and move this entire section under Section 428
Page 131	Section 426.3 to be revisited

Page 133 (H, K, L)	Correct name of Parks, Recreation and Conservation Committee, change K to conform with Section 428, add standards to Section L, combine H and L and separate vehicular and pedestrian (non motorized) access
Page 134 (table)	Change 'multi-family' to 'multi-unit', add 'Illuminated Street Signs' to table

Further review of the proposed Subdivision and Land Development Ordinance will begin on Page 137.

ADJOURNMENT

The monthly meeting was adjourned at 10:38 p.m.

Respectfully submitted,

Bonnie L. Frisco
Secretary