

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 20, 2010
(Approved November 17, 2010)

The Planning Commission held their monthly meeting on Wednesday, October 20, 2010. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis, N. Lance Parson, and Lawrence Tietjen. 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.

Mr. Woessner moved to approve the agenda as amended. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote. Solicitor letter comments about Ivywood Estates and Zoning Ordinance comments will be added to the agenda.

CITIZENS COMMENTS

There were no citizens' comments

1. MINUTES

Mrs. Alexis moved to approve the minutes of the September 15, 2010 monthly meeting as presented. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

2. SUBDIVISION AND LAND DEVELOPMENT

There was a brief discussion regarding the Wisler Pearlstine letter regarding Ivywood Estates dated September 14, 2010 submitted by Marjorie Brown.

Ms. Brown provided a brief overview of the September 29, 2010 review letter and stated that the letter addressed the net lot area issue that arose with stormwater management facilities. Ms. Brown stated that these facilities need to be contained within easement areas per the Stormwater Management Ordinance because they are permanent stormwater management facilities and the easement areas must be deducted from gross lot area in accordance with the Zoning Ordinance.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of proposed Ordinance No. 172 – Miscellaneous Technical Zoning Ordinance Amendments

There was a review of proposed Ordinance No. 172 – Miscellaneous Technical Zoning Ordinance Amendments.

On Page 6 – Item (9) – There was question as to if the metal pins are already existing do plastic caps have to be added when a building application is submitted. Mr. Briggs suggested this requirement apply only to non-existing metal pins.

Mr. Woessner asked when the number of days is referenced does that refer to calendar days or business days and Ms. Brown stated it referred to calendar days.

Page 13 – definition of Front Yard – it was suggested that the definition be changed to read “a yard extending the full width of the lot along the front lot line and extending in depth the full width from a parallel line containing the nearest point of the foundation of the principal structure on the lot”. This definition should be typical for all yard types.

Page 15 – G. Noise – several comments and questions arose regarding this section:

- How to enforce when no specifications are listed?
- Why measure sound 100 feet from property line?
- What are ‘sleeping hours’?
- What is prevailing time?
- Legal holidays should be added
- Dirt bikes are not specifically addressed
- Can dirt bikes be considered machines?
- Who is the officer appointed by the Board?
- Will the equipment be calibrated properly?
- Wouldn’t it be more cost effective to rent the equipment?

Zoning Map – Mr. Briggs handed out a revised zoning map dated October 19, 2010 for review. It was suggested that the FR District be colored light green and the R-1 District be white. A few road titles need to be removed because they are not roads that exist in East Coventry Township.

Mr. Woessner moved to recommend rejection of proposed Ordinance No. 172 based on this evening’s comments. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Review of proposed Ordinance No. 174 – Wireless Communications Facilities and Zoning Map Amendment

There was a review of proposed Ordinance No. 174 – Wireless Communications Facilities and Zoning Map Amendment.

Ms. Brown provided an overview of proposed Ordinance No. 174. Ms. Brown noted that this ordinance will be advertised once Ordinance No. 172 is adopted.

Several comments and questions arose regarding this section:

- Definition – Antenna Array – definition contains too many words, needs to be reworded, “electromagnetic waves” covers digital sounds, analog signals, etc.
- Definition – Attachment Structure – telephone poles and utility poles is redundant; telephone poles are included under utility poles
- Height – add the beacon
- Page 5 – Item C. Amateur Radio Station Operators/Receive Only Antennas – Receive Only Antennas should be removed – there would not be any of these

- Page 6 – Item (1) – Is steel being defined as the material for support structures? Is that the reason for the galvanized finish
- Page 8 – paragraph numbering needs to be corrected
- Page 8 – Item B(1)2 – add ‘finished’ to in front of ‘grade’
- Page 8 – Item B(1)B – Sections 1(a) and 1(b) are questioned
- Page 9 – Section (2) – setbacks – distance of fifty (50) feet from right-of-way is incorrect and also setbacks should be listed for side and rear yards, concern of if tower topples it would need more clearance than fifty (50) feet.
- Section 1303. Exemptions to Height Restrictions – should either be removed or replace – disconnect with Page 8, also special exception is noted in this paragraph and should reference a variance. Mr. Briggs suggested the setback language be borrowed from the solar ordinance.
- Definitions should be incorporated into the definitions in the Zoning Ordinance itself not just this section.
- Page 15 – Section IV. – Zoning Map Amendment - in the second the last sentence, eliminate ‘only’ and before ‘or new support structures’ add ‘attachment structures’
- Zoning Map Amendment – Mrs. Alexis noted concern that this map could be considered spot zoning and Ms. Brown stated that the overlay is the best approach for this type of application.
- Mr. Woessner asked if this ordinance eliminates the reference to cell towers in the individual zoning district sections and Ms. Brown stated that she would check into that.

Northern Federation Update

Mr. Kulp had nothing new to report.

Historical Commission Update

Mr. Tietjen stated that the Chester County Historic Preservation Convention will be covering the Act 106 review process.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson did not have an update but not that there was no Pottstown Metropolitan Regional Planning Committee meeting last month.

Solicitor’s Update

Ms. Brown handed out a binder containing the revised proposed SALDO amendments.

Ms. Brown stated that extensions of deadlines under Act 46 only applies once final subdivision or land development plan approval has been issued – not to applications in the pre-approved stage. MPC provisions regarding “deemed approval” relate to the pre-approval state, so they are not affected by Act 46. Extensions will still need to be obtained.

Zoning Ordinance

Mr. Woessner stated that riparian buffers and tributaries have not been properly addressed in the Zoning Ordinance as previously discussed. Mr. Woessner stated that the diagram of a

berm is cut off and it says 5' instead of 6'. The Zoning Ordinance does not mention anything about noxious weeds.

Mr. Kulp noted that the next meeting is scheduled for November 17, 2010 at 7:00 p.m.

ADJOURNMENT

Mr. Parson moved to adjourn the monthly meeting at 10:10 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary