

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON DECEMBER 16, 2009  
(Approved January 20, 2010)

The Planning Commission held their monthly meeting on Wednesday, December 16, 2009. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, Lawrence Tietjen and Kathryn Alexis. 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. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote, Mrs. Alexis was not present yet to vote.

Mr. Kulp asked that Northern Federation be added to the agenda.

**1. MINUTES**

Mr. Woessner moved to approve the third draft of the minutes of the November 18, 2009 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 3-0-1 vote. Mrs. Alexis was not present yet to vote and Mr. Parson abstained due to his absence at the November 18, 2009 monthly meeting.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Pottstown Metropolitan Regional Comprehensive Plan

- Review of proposed Map Amendments to the Pottstown Metropolitan Regional Comprehensive Plan
- Review of proposed Text Amendments to the Pottstown Metropolitan Region Intergovernmental Cooperative Implementation Agreement for Regional Planning

The Planning Commission had no comments of the proposed Map Amendments to the Pottstown Metropolitan Regional Comprehensive Plan the proposed Text Amendments to the Pottstown Metropolitan Region Intergovernmental Cooperative Implementation Agreement for Regional Planning.

Mr. Woessner moved to forward the comment that the Planning Commission approved the proposed changes to the Pottstown Metropolitan Regional Comprehensive Plan and the Pottstown Metropolitan Region Intergovernmental Cooperative Implementation Agreement for Regional Planning. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Review of the amended Subdivision and Land Development Ordinance

There was review of the amended Subdivision and Land Development Ordinance beginning with Section 428 (Landscaping, Screening and Buffering).

Below are comments that were discussed.

- Section 428.1 (Landscaping, Screening and Buffering) - Page 137 – The appropriate Zoning Ordinance sections are to be referenced in this paragraph. Buffering, screening and landscaping should be separated. It was agreed that the Section 428 will be arranged like the Kennett document that was provided by Mrs. Alexis.
- Section 428.5 – the numbers do not seem quite right and need to be corrected.
- Section 428.6 – street tree requirements should be added.
- Section 428.6.B – remove the ‘conceal’ reference and the ‘one hundred (100) feet’ references and add text to express that screening requirements must be fulfilled.
- Section 428.8 – berm/buffer requirements must be factored in and Section 1310 of the ZO should be referenced.
- Section 428.8.D – reference to 85% blockage and 6 feet viewing position it to be added to this section.
- Section 428.8.E (Parking Lot Landscaping) – integrate Kennett plan.
- Section 428.8.F – need to identify what goes on berm – if only 6’ high none would be needed.
- Section 428.8.H – in the last sentence remove ‘No’ from in front of ‘trees’ and change ‘closer’ to ‘less’
- Section 428.10.B – language regarding the maintenance and maintenance period is to be added.
- Section 429 (Natural and Historical Features Protection) – this section needs to be repaired and moved.
- Section 429.1.A – add reference to tributaries.
- Section 429.3 (Trails) – forward to Parks, Recreation and Conservation Committee for feedback.
- Section 430.2.F – add curbs and driveways, creating Sections G and H.

#### Historical Commission Update

Mr. Tietjen stated that the Historical Commission discussed the stone wall at Telvil Hall and they felt that it would not be a big issue to put the stone wall back to its original state.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson provided the list of meeting dates for the Pottstown Metropolitan Regional Planning Committee and noted a joint meeting with the Phoenixville Region will be held in April.

Northern Federation

Mr. Kulp noted that Regional Parks and Recreation Plan and a grant program is to be developed to benefit townships and create more local interest.

Telvil Hall

Mr. Woessner noted that John Kennedy was at the Board of Supervisors meeting on Monday and he provided information that the Planning Commission had discussed with Bryan Hunsberger. Mr. Woessner stated that the Supervisors were agreeable to the that and the next plan submission should be clean.

Mrs. Brown stated that the Supervisors agreed to not have the plan material depicted on each lot but they did not approve the amount of plant material.

The next regularly scheduled monthly Planning Commission will be held on January 20, 2010 at 7:00 p.m.

**ADJOURNMENT**

Mrs. Alexis moved to adjourn the monthly meeting at 9:00 p.m. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary