

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 18, 2019  
*(Approved November 20, 2019)*

The Planning Commission held their monthly meeting on Wednesday, September 18, 2019. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present was Marjorie Brown, Township Solicitor.

Mr. Woessner called the meeting to order at 7:01 p.m. and the pledge was recited.

Ms. Brown stated at the end of the agenda she would like to do a recap of some past items.

Mr. Woessner made a motion to accept the Agenda. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

### **MINUTES**

Mr. Parson made a motion to accept the minutes for the August 21, 2019 monthly meeting. Mr. Lacon seconded the motion. The motion carried with a 3-0-2 vote. Mrs. Alexis and Mr. Tietjen abstained since they were not present for that meeting.

### **CITIZEN COMMENTS**

There were no citizen comments.

### **SUBDIVISION AND LAND DEVELOPMENT**

There was no subdivision and land development brought before the commission at this time.

### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

#### **Rehabilitation of Building 19, Frick's Lock Village Presentation**

David Kee from Arro Consulting was present to give a presentation on the Fricks Lock Village Building 19 Rehabilitation. He stated that the Township received a grant for the Rehabilitation of Building 19 in Fricks Lock Village for use by the Historical Commission and to be used for the trailhead. They plan to renovate the existing building and add an addition on the side of the building. The addition will be used for bathrooms which will be accessible from outside only by the trailhead. The existing building will be renovated and converted into offices and a meeting place for the Historical Commission. The second floor will remain unfinished with no access. They will also be adding a pavilion and patio area. The existing stone parking area will be expanded and paved adding some additional ADA spaces. The road to the trailhead and walkway will be widened. There will also be an on-lot system for sewer and well water. Mr. Woessner asked if there will be concessions, Mr. Kee stated not that he is aware of at this time. Mr. Lacon asked if there will be access 24/7, Mr. Kee stated no, there is an existing gate and they talked about adding another gate. The doors to the outside bathrooms will be on a timer lock. Gail Brown, from the Historical Commission, stated they would like to discourage people from trespassing and limit entrances to the village. She would like to see surveillance cameras. Mr. Tietjen asked if security would fall under the Township, Mr. Kee stated yes, the Township would need to determine the security. Mr. Lacon stated there should be some level of security. A discussion ensued.

A DCNR grant and funds from the county will be provided for the restroom addition and some other improvements to Building 19 and the parking lot. On a separate note, the Township is working with Exelon on an agreement for them to provide funds each year for maintenance and renovation of Fricks Lock Village.

Ms. Brown asked Mr. Kee what kind of review by the Planning Commission is being asked for. Mr. Kee stated they are asking for any recommendations the Planning Commission may have for the project so they can pass them on to the Board of Supervisors. Ms. Brown then asked if this is to have a formal review. Mr. Kee stated this is a concept plan and it will be going out to bid on February 1, 2020. Ms. Brown asked if it is the Township's intention not to go through land development and further stated that if a request is made that land development be waived the Planning Commission can make a recommendation but the Board of Supervisors makes the decision. She also stated that if Arro Consulting needs formal feedback from the Planning Commission then plans would need to be provided for its review. Mr. Kee stated he is to present the sketch plan for the Rehabilitation of Building 19 tonight to the Planning Commission for them to see what is being planned and to see if they had any questions or comments. A discussion ensued.

#### Review of Ordinance 2019-236 "Amendment re: High Tunnel Facilities"

Ms. Brown stated this Ordinance is state mandated. The State has amended the stormwater management ordinances and regulations in order to provide for what they call high tunnels (which is something that is used in agriculture). This Ordinance grants exemptions from stormwater management requirements for certain high tunnel structures used for agriculture if they meet certain criteria. Even if your municipality doesn't have any high tunnel facilities you are still required to adopt this ordinance. Ms. Brown said although this amendment affects Chapter 9, not zoning or SALDO, the Planning Commission should review the Ordinance since they reviewed the original stormwater management Ordinance. Mrs. Alexis made a motion to recommend the Board of Supervisors approve Ordinance 2019-236 "Amendment re: High Tunnel Facilities". Mr. Tietjen seconded the motion. The motion carried with a 4-1-0 vote.

#### Review Right to Farm Act

Mrs. Alexis stated after looking into her questions again regarding the Right to Farm Act, she states everything is good with the Act being compliant.

#### Northern Federation Update

Nothing to report at this time.

#### Historical Commission Update

Nothing to report at this time.

#### Pottstown Metropolitan Regional Planning Committee

Mr. Woessner stated the next meeting is the following Wednesday.

Ms. Brown stated Brady Flaharty prepares a subdivision and land development tracking chart every month and there are projects that are dormant on this chart. Ms. Brown stated she wanted their thoughts on sending letters out to the applicants to say if they don't take any action within 60 days, the matter will be considered terminated. The Planning Commission agrees that letters need to be sent about these dormant projects.

Ms. Brown stated she is going to send a letter to Mr. Kraynik regarding Agricultural Security Area reviews. The next review by the Agricultural Security Area Advisory Committee should be in 2020. We have been unable to locate the listing of all properties currently in the ASA. It was suggested that Bob Preston be contacted to find out if he can identify the properties that are in the Agricultural Security Area as far as what has been added and deleted throughout the years.

Mr. Woessner discussed an article he read about what happens when a tree falls in the road and who is responsible for cleaning it up.

**ADJOURNMENT**

Mrs. Alexis moved to adjourn the meeting at 8:10 pm. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary