

Planning Commission Minutes
September 21, 2016

Mr. Woessner called the meeting to order at 7:00 Pm and the pledge of allegiance to flag was recited. Members present were Mr. Walt Woessner, Larry Tietjen and Kathryn Alexis. Also present was Bernard A. Rodgers, Township Manager.

Minutes

Mr. Woessner stated that the minutes from last months' meeting were not available for approval.

Citizens Comments

Mr. Woessner noted that there were not any citizens in attendance to offer comments to the Planning Commission.

Subdivision and Land Development Review

Sketch Plan for Auto Quest Collision – Reverse Subdivision

Andy Miller from Hopkins and Scott, Inc. Professional Land Surveyors, 207 Franklin Avenue, Phoenixville, Pa, 19460 and Michael J. Makris (owner) discussed the purpose of the proposed sketch plan with the Planning Commission. They explained that Mr. Makris was proposing to construct an accessory building of approximately 1200 square feet to provide storage for his business. Mr. Makris had already obtained variance approvals from the East Coventry Township Zoning Hearing Board to satisfy set back requirements and issues relating to non-conforming matters. Mr. Miller explained that because it was an accessory building land development approval was not required, however, approval of a reverse subdivision merging the two (2) non-conforming lots was required based on the Zoning Hearing Board's Order granting the variances. There was a short discussion regarding stormwater management issues and deed consolidation. Mr. Miller indicated that they would be submitting a plan for formal review for the October meeting of the Planning Commission.

Additional Items to Be Brought Before the Commission

Discussion of South Coventry Comprehensive Plan Update – There was a brief discussion during which Mr. Woessner noted that on page 4 – 6 the sewer treatment plant was referenced as having 39,000 gdp and it should be "gpd" rather than "gdp". Mr. Woessner then noted that was the only comment to be offered to South Coventry for consideration.

Marjorie Brown, Solicitor entered the meeting at 7:30PM

Discussion of Transmission Pipeline – Model Ordinance and Additional Proposed Amendments to SALDO
Mrs. Brown presented and then reviewed a Memorandum from her dated August 12, 2016 concerning set back requirements to be included in the transmission pipeline ordinance and recommendations regarding same.

The Planning Commission voted to make the following changes after reviewing the proposed ordinance:

1. On page 18, paragraph 3.B – delete "while permitting suitable points of access for pipeline personnel providing routine maintenance".
2. On page 18, paragraph 5. -delete the word "Request" between Waiver and Matrix. This is to be deleted in similar fashion throughout the ordinance.
3. Page 21, SECTION XXV B. ask John Yurich to propose different language than "per employee, greatest shift" because of potential for overlapping shifts.

4. Page 23, 3A.(2) replace the word “whether” with the word “if” in the first sentence.
5. Page 23, 3B. Landscaping. Delete the following in the second sentence: “a decorative fence surrounded by” and the words “shall not be less than the height of the fence and”.
6. Page 24, paragraph F. Parking. Delete “decorative fence and” from the last sentence.
7. Page 24, paragraph H. Engineered Drawing Submission. Revise the language in second sentence to state that “the engineer shall certify that...”
8. Page 25, paragraph I. Design. Delete entirely.
9. Page 25, paragraph J. Visual Impact. Remove the second sentence in its entirety. Only the first sentence will remain.
10. Page 25, paragraph K. Need. Delete the entire paragraph.

Walt made the following motion and Larry seconded motion to recommend approval of the draft ordinance to the BOS with the changes noted above.

Motion to recommend the Board of Supervisors authorize publishing notice of, and conducting a public hearing on, the proposed amendments to Chapters 9, 21, 22 and 27 of the East Coventry Township Code of Ordinances entitled "Miscellaneous Ordinance Amendments and Amendments Regarding Transmission Pipelines" in the form presented to this Planning Commission, subject to the changes recommended by the Planning Commission at this meeting.

Discussion of the FEMA Municipal Floodplain Ordinance Update

Mrs. Brown reviewed her discussion and emails with Leslie Rhoads, CFM, Independent contractor working on the floodplain ordinance update with FEMA regarding proposed changes to the ordinance and how to proceed. Mrs. Brown asked whether the Planning Commission thought the Township should adopt the Model Ordinance proposed by FEMA or maintain the stricter requirements in the Township’s current ordinance. After some discussion the consensus was to adopt the Model Ordinance, to not adopt any optional provisions/requirements and to repeal the Township’s existing floodplain regulations. It was noted, however, that the definitions in the Model Ordinance would apply only to the provisions of the Model Ordinance.

Northern Federation Update

NONE

Historical Commission Update.

Mr. Tietjen noted that the Historical Commission had requested to be a consulting party on a 106 cultural resource review on a cell tower being proposed on Baptist Church Road.

Pottstown Metropolitan Regional Planning Commission Update

Mr. Woessner noted that next weeks’ meeting will be the first since this past May so there is not anything new to report.

Motion was made and seconded to adjourn the meeting at 9:35pm.