

**AGENDA FOR THE  
EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
MONDAY, JUNE 10, 2019 AT 7:00 PM**

**6:30 Executive Session**

**7:00 Call to Order – Pledge of Allegiance**

**1. Ordinances.**

Ordinance No. 2019-233 – “R-3 Residential District Zoning Map and Text Amendments”

Consideration to advertise an Ordinance Amending the Code of Ordinances of the Township of East Coventry Township, Chester County, Pennsylvania, to Amend Chapter 27 (Zoning), Part 9 (NC Neighborhood Commercial District and C Commercial District), Section 27-902 (Use Regulations), Subsection 4 (C Commercial District Uses Permitted by Right) to Add New Paragraphs N and O to Permit the Following Uses by Right: Continuing Care Retirement Communities and Convalescent Care, Skilled Nursing and Assisted Living Facilities, Provided They are Served with Public Water and Public Sewer, and Medical, Dental and Chiropractic Offices; and to Amend the Official Zoning Map of East Coventry Township to Rezone Six Parcels of Land Located at 1396, 1412, 1426, 1442 and 1446 New Schuylkill Road, and 30 Old Schuylkill Road, and Being More Particularly Identified as Chester County Uniform Parcel Identification Numbers 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-49, and 18-1-38.7, From “R-3 Residential” to “C Commercial” in order to Establish a Harmonious Zoning Classification with the Surrounding Properties and to Conform to the Actual Uses Being Made of Some of the Affected Properties; and to Adopt the Revised Zoning Map Dated April 3, 2019 as the Official Zoning Map of East Coventry Township.

Ordinance No. 2019-234 – “Amendments to Zoning and Subdivision and Land Development Ordinances to Implement Open Space Plan”

Consideration to advertise an Ordinance Amending the Code of Ordinances of the Township of East Coventry, Chester County, Pennsylvania, to Amend Chapter 22 (Subdivision and Land Development), Part 2 (Definitions), Section 22-202 (Definitions), to Add a New Definition for “Recreation Land” and to Amend and Restate the Definitions for “Recreation, Active” and “Recreation, Passive” to Incorporate the Definitions from the Township Parks, Recreation and Open Space Plan; to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph B (Site Design, Layout Standards and Content), Subparagraph (2), to Amend and Restate Clause (e) in its Entirety to Require the Homeowners Association Adopt an Open Space Management Plan for the Use, Maintenance and Management of Open Space Containing the Applicable Elements Described in Appendix 22-D; to Amend Chapter 22 (Subdivision and Land Development), Part 4 (Development Design Standards), Section 22-418 (Sidewalks), to Add New Subsection 8 to Permit Trails in Lieu of Sidewalks if Certain Stated Conditions and Criteria are Satisfied; to Amend Chapter 22 (Subdivision and Land Development), Part 4 (Development Design Standards), Section 22-426 (Park, Recreation and Open Space), Subsection 2 (Mandatory Dedication of Land for On-Site Park, Recreation and Open Space Use), Paragraph A, Subparagraph (1) to Increase the Amount of Open Space to be Dedicated from 0.07 Acres to 0.074 Acres per Dwelling Unit or Building Lot; to Amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to Add a New Definition for “Recreation Land” and to Amend and Restate the Definitions for “Recreation, Active” and “Recreation, Passive” to Incorporate the Definitions from the Township Parks, Recreation and Open Space Plan; and to Amend Chapter 27 (Zoning), Sections 27-805.1.C(14) and 27-1404.1(6)(C)(1) to Clarify that Documentation for Open Space Maintenance Shall also Address Open Space Management.

**2. Solicitor’s Report**

- Consideration of Approval of the Request for Extension of Time by SBA Towers, LLC, 86 Baptist Church Road, Preliminary/Final Land Development Plan.

**3. Minutes.**

- ☞ Consideration of Approval of the Minutes of the May 13, 2019 meeting.

**4. Public Comment.**

**5. Reports.**

- ☞ Consideration of Township Manager Report.
  - Consideration to Appoint Part-Time Police Officer, Patrick Whalen, to Full-Time Status.
  - Consideration to Appoint the Western Chester County Regional Uniformed Construction Code (UCC) Appeals Board as the Township's UCC Appeals Board.
  - Consideration of Approving a Contract with R&B Restoration Carpentry, Inc. in the amount of \$2,310 for a Frick's Lock Village Maintenance Plan, to be reimbursed by Exelon Corporation.
  - Consideration of Approval of Resolution 2019-11 Appendix II – Authorized Official Resolution, Grant Application for the Ellis Woods Park Rehabilitation Plan.
  - Consideration of Applications for Special Fire Police Services:
    - Norco Fire Company Fair on July 1<sup>st</sup> through July 6<sup>th</sup> at 6:00 pm.
    - Main Line Animal Rescue Fundraiser/Road Crossing for Gran Fondo Bike Event on October 5, 2019 from 10:00 am to 12:30 pm.
    - Owen J. Roberts School District, Traffic Control, June 7, 2019 at 8:00 pm.
- ☞ Consideration of Township Engineer Report.
- ☞ Consideration of approving reports from various departments and committees.

**6. Subdivisions and Land Development.**

No Subdivisions and Land Development brought before the board.

**7. Zoning Hearing Board Applications.**

No Zoning Hearing Board applications brought before the board.

**8. Other Business.**

**9. Exonerations.**

**10. Payment of Bills.**

**11. Adjournment.**