

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 15, 2017 AT 7:00 PM
(Approved June 21, 2017)**

Mr. Woessner called the meeting to order at 7:03 PM and the pledge of allegiance to flag was recited. Members present were Mr. Walt Woessner, Lance Parson, Kathryn Alexis and Paul Lacon. Also present was Bernard A. Rodgers, Township Manager, and Marjorie Brown, Township Solicitor.

Minutes

Mr. Woessner stated that the minutes from the February 2017 meeting were available for comment approval. Motion was made and seconded to approve the February 15, 2017 meeting minutes. All members voted aye and the motion was approved 4-0.

Citizens Comments

There were not any citizens in attendance.

Subdivision and Land Development Review

There were not any subdivision or land developments up for review.

Additional Items to Be Brought Before the Commission

Discussion of Conditional Use Application submitted by SBA Towers, Inc. for Cell Tower on Bethel Church Road – The following review/comment letters were reviewed:

1. Letter from ARRO dated March 2, 2017 submitted by Brady L. Flaharty, P.E.,
2. Letter from Natural Lands Trust dated March 7, 201 submitted by Richard M. Tralies, RLA, Township Planner
3. Letter from McMahon Transportation Engineers & Planners dated March 7, 2017 submitted by John J. Yurick, P.E.

Marjorie Brown, Township Solicitor then reviewed a draft Resolution she had prepared for the Planning Commission's consideration for recommendation to the Board of Supervisors for granting approval of the Conditional Use Application.

A discussion ensued after which the following motion was made and seconded:

MOTION to recommend the Board of Supervisors approve the Conditional Use Application submitted by SBA Towers, Inc., in the form of the draft Resolution presented to this Planning Commission and attached as Exhibit "A", with the following changes and additional conditions incorporated into the draft Resolution:

- a. Revise the dimensions for the four parking spaces to each be a minimum of 9' by 19' as required by the Zoning Ordinance;
- b. Relocate the arrows so they point to the gravel turnaround area on Sheets E-1, Z-2, C-1 and C-2; and
- c. Revise Detail No. 7 for the gravel turnaround area on Sheet C-8 to show parking for four vehicles with dimensions that are at least 9' by 19' each.

All members voted "aye" and the motion passed 4-0.

Discussion of Proposed Miscellaneous SALDO-Zoning Ordinance Amendments. – Ms. Brown reviewed a draft ordinance she had prepared proposing various changes to both the SALDO and

also Zoning Ordinance noting that the changes reflected requests she had received from the Township and Planning Commission. After some discussion and request for clarification on some items Mr. Woessner made the following motion:

MOTION to recommend the Board of Supervisors schedule a public hearing on and adopt the draft “Miscellaneous Zoning and Subdivision and Land Development Ordinance Amendments” in the form of the draft Ordinance presented to this Planning Commission and attached as Exhibit “B”, with the following changes to the draft Ordinance:

- a. Delete the provision for day care centers in the R-3 District;
- b. Complete the floodplain adoption date;
- c. Delete the requirement for architectural renderings when requesting conditional use approval of the open space option; and
- d. Delete the requirement for architectural renderings when proposing a cluster residential development.

Motion was seconded by Kathryn Alexis and all members voted “aye”. **The motion passed 4-0.**

Discussion of Township’s Floodplain Ordinance - Mrs. Brown noted that she had informed Leslie Rhoads (FEMA Consultant) of the Planning Commission’s decision at its October 2016 meeting to accept the model floodplain ordinance in lieu of working with the Township’s existing regulations. She advised that the new ordinance had been drafted and was in a form acceptable to Ms. Rhoads. Ms. Brown briefly reviewed the draft ordinance. After a short discussion Kathryn Alexis made the following motion:

MOTION to recommend the Board of Supervisors schedule a public hearing on and adopt the proposed Ordinance repealing all existing provisions in the Zoning Ordinance regulating floodplains and adopting updated floodplain ordinance requirements as recommended by Chester County in the form of the draft Ordinance presented to this Planning Commission and attached as Exhibit “C”.

Motion was seconded by Paul Lacon and all members vote “aye”. **Motion passed 4-0.**

Northern Federation Update

Kathryn Alexis indicated that there was not any reporting news.

Historical Commission Update

Mr. Tietjen was not present and therefore there was not a report given.

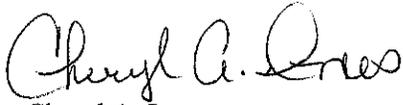
Pottstown Metropolitan Regional Planning Commission Update

Mr. Woessner noted that the new medical marijuana law and requirements were discussed at length during the past meeting. It was also noted that the PA. PUC had ruled that wireless facilities in road/street rights of way were not considered utilities and therefore not regulated by the PUC.

Kathryn Alexis made a motion to adjourn the meeting. Mr. Parson seconded the motion. All members voted aye and the motion passed 4-0.

Meeting adjourned at 8:50 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cheryl A. Imes". The signature is written in black ink and is positioned above the printed name and title.

Cheryl A. Imes
Secretary