

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION MEETING
WEDNESDAY, JULY 19, 2017 AT 7:00 PM
(Approved 8/14/17)**

Mr. Woessner called the meeting to order at 7:02 Pm and the pledge of allegiance to the flag was recited.

Members present were Mr. Walt Woessner, Lance Parson, Kathryn Alexis, Larry Tietjen and Paul Lacon. Also present was Bernard A. Rodgers, Township Manager and Marjorie Brown, Township Solicitor.

Approval of June 21, 2017 Minutes

Mr. Woessner proposed that on page 1 under Subdivision and Land Development the bullet item beginning with "Sheet 16 – Phasing Plan" be amended to read as follows: "Sheet 16 – Phasing Plan – Phasing Plan identified 38 dwelling units compared to the Declaration identifying 28 dwelling units. A discussion ensued. Change "Phasing" to "Sequencing." Changing Declaration to match Sequencing Plan to show 38 dwelling units for paving. Developer will file Declaration amendment in order to add the additional units (from 28 to 38). Mr. Goldthorpe stated they will have the first section of the road and two basins in before construction is started. A discussion ensued to include the parking spaces, which include 16 offsite and 13 parking spaces in the common parking area as part of the first sequence."

Mr. Lance Parson made a motion to approve the June 21, 2017 meeting minutes as amended. Mr. Larry Tietjen seconded the motion and all members voted aye. The motion was approved 5-0.

Citizens Comments

There were not any citizens comments this evening.

Subdivision and Land Development Review

FRICKS LOCK VILLAGE PRELIMINARY/FINAL LOT LINE ADJUSTMENT PLAN

Mr. John Haldeman, Esquire- general counsel for Exelon Generation Company, LLC and David Miller, P.E. of Rettew Associates, Inc. were in attendance to present and discuss the proposed plan.

Mr. Haldeman explained that the genesis for this lot line adjustment was the East Coventry Township Board of Supervisors exercising an option in an agreement it has with Exelon to accept the donation of the property being subdivided along with the two small separate parcels.

Mr. Miller reviewed the Township's Consultants review letters and indicated that all comments were being satisfied with the acceptance of the requested waivers. A discussion ensued regarding the need for retaining the utility easement that followed the Fricks Lock Road cartway through the property, the irregular lot dimensions that resulted from the exclusionary boundary zone and the placing of iron pins around the perimeter of the property. Mrs. Brown explained that the Township is being added to the Plan as a co-applicant due to its status as an equity owner as a result of its agreement with Exelon and, therefore, the zoning regulations that would normally be applicable are not as the Township exempted itself from zoning requirements.

Based on the Applicant's request for waivers and the recommendations of the Township's consultants Mrs. Brown presented the following motions:

1. SALDO §304.3.A.(15) – Locations and Dimensions of Significant Features

MOTION to recommend the Board of Supervisors APPROVE the Applicant’s request for a waiver from SALDO §304.3.A.(15) requiring that the locations and dimensions of significant features within the property be shown on the preliminary/final plan to permit the Applicant to show only readily visible features on the plan. (PARTIAL WAIVER)

Mr. Lance Parson made a motion to approve the motion as presented and Kathryn Alexis seconded the motion. All members voted aye. The motion was approved 5-0.

2. SALDO §304.3.A.(22) – Locations of Existing Structures and Historic Resources

MOTION to recommend the Board of Supervisors APPROVE the Applicant’s request for a waiver from SALDO §304.3.A.(22) requiring that the locations of all existing structures on the tract and the distance thereof from lot lines and the locations and dimensions of all historic resources, where known, be shown on the preliminary/final plan in order to allow dimensions to lot lines to not be shown. (PARTIAL WAIVER)

Kathryn Alexis made a motion to approve the motion as presented and Paul Lacon seconded the motion. All members voted aye. The motion was approved 5-0.

3. SALDO §304.3.B(1) – Plan Scale

MOTION to recommend the Board of Supervisors APPROVE the Applicant’s request for a waiver from SALDO §304.3.B(1) requiring the plan be drawn on a scale no greater than one inch equals 50 feet in order to allow the Plan to be drawn at a scale of 1 inch equals 100 feet. (PARTIAL WAIVER)

Lance Parson made a motion to approve the motion as presented and Larry Tietjen seconded the motion. All members voted aye. The motion was approved 5-0.

4. SALDO §304.3.C – Site Context Map

MOTION to recommend the Board of Supervisors APPROVE the Applicant’s request for a waiver from SALDO §304.3.C requiring a separate Site Context Map be provided. (FULL WAIVER)

Larry Tietjen made a motion to approve the motion as presented and Kathryn Alexis seconded the motion. All members voted aye. The motion was approved 5-0.

5. SALDO §305.3.B(2)(a) – Final Conservation Plan

MOTION to recommend the Board of Supervisors APPROVE the Applicant’s request for a waiver from SALDO §305.3.B(2)(a) requiring a final Conservation Plan prepared in accordance with Section 22-306 be provided. (FULL WAIVER)

Paul Lacon made a motion to approve the motion as presented and Larry Tietjen seconded the motion. All members voted aye. The motion was approved 5-0.

6. SALDO §404 – Monuments and Markers

MOTION to recommend the Board of Supervisors APPROVE the Applicant’s request for a PARTIAL waiver from SALDO §404 requiring the installation of monuments or markers at property corners in order to only require approximately fourteen (14) iron pins be installed to identify the perimeter of the property being transferred to the Township, excluding Lot 12.

Mr. Lance Parson made a motion to approve the motion as presented and Paul Lacon seconded the motion. All members voted aye. The motion was approved 5-0.

b. Motion on Plan Approval:

MOTION to recommend the Board of Supervisors approve the Preliminary/Final Lot Line Adjustment Plan for Fricks Lock Village prepared by Rettew Associates, Inc. dated June 26, 2017 and submitted by Exelon Generation Company, LLC, in accordance with the draft Resolution as presented to this Planning Commission, with the following changes:

- a. **Modify Section B, Paragraph 1(f) as described above;**
- b. **Delete Section C, Paragraph 2, Subparagraph h(i); and**
- c. **Delete Section C, Paragraph 2, Subparagraph h(ii).**

Mr. Lance Parson made a motion to approve the motion as presented and Kathryn Alexis seconded the motion. All members voted aye. The motion was approved 5-0.

Additional Items to Be Brought Before the Commission

Bryncroft Farm Sketch Plan – 601 Ridge Road

Gary and Elizabeth Gaboriault had submitted a sketch plan proposing to subdivide their property of 13.371 acres into two (2) lots. One lot would have 2.05 acres with an existing dwelling fronting on Ridge Road and the other lot would retain the remaining 11.321 acres on which they intended to build a dwelling for themselves. Mr. Gaboriault provided a history of the property including their attempt at a prior multi-lot subdivision that was never finalized and the recent Zoning Hearing Board decision that determined the access serving this property and several other properties was a private street as opposed to private driveway. He further explained that his desire was to incorporate the comments and suggestions from the Planning Commission's review into the preparation of the preliminary/final plan to reduce the review time and cost when making that formal review.

A discussion ensued concerning the private street access and properties presently being served. Mr. Woessner stated that the Planning Commission members would review the sketch plan during the next month and they should attend the August 1, 2017 meeting for more discussion on the matter.

Sign Ordinance

Mrs. Brown stated that she had contacted North Coventry Township regarding its recently adopted new comprehensive sign ordinance because it had been thought that it had used the same model ordinance from Montgomery County that East Coventry Township was considering. She noted that North Coventry indicated that it had used the Montgomery County Ordinance as an example but not as an actual template and its finalized ordinance is significantly different from the Montgomery County model ordinance.

Northern Federation Update

Kathryn Alexis indicated that there was not any reporting news.

Historical Commission Update.

Mr. Tietjen stated he had not attended the last meeting because he had been traveling and, therefore, did not have a report.

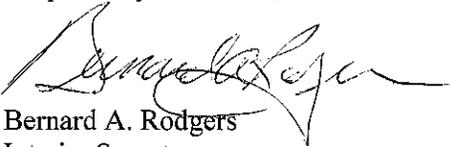
Pottstown Metropolitan Regional Planning Commission Update

Mr. Woessner noted that the Pottstown Metropolitan Planning Commission was not meeting during the summer.

Kathryn Alexis made a motion to adjourn the meeting. Larry Tietjen seconded the motion. All members voted aye and the motion passed 3-0.

Meeting adjourned at 9:00 PM.

Respectfully submitted,



Bernard A. Rodgers
Interim Secretary