

**MINUTES OF THE  
EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING HELD JULY 11, 2022**

*(Approved August 8, 2022)*

The Board of Supervisors held its regular monthly meeting on Monday, July 11, 2022. The following Supervisors were in attendance for the meeting: Ray Kolb, W. Atlee Rinehart, Anthony Duffy, Karen Nocella and Michael Albert Moyer. Also, in attendance were David G. Kraynik, Township Manager, and Mark Hosterman, Township Solicitor.

Mr. Kolb called the meeting to order at 7:00 p.m. The pledge of allegiance was recited.

**1. CONSIDERATION OF APPOINTING A NEW TOWNSHIP ENGINEER**

Mr. Kraynik recommended the Board of Supervisors appoint Carroll Engineering Corporation and in particular Brady Flaharty as the new Township Engineer. Mr. Moyer made a motion to appoint Mr. Flaharty, Carroll Engineering Corporation as the new Township Engineer. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Mr. Hosterman said the Board of Supervisors met in executive session at 5:45 pm this evening to discuss a personnel matter, a matter of real estate, and an update on the 515 Kulp Road litigation.

**2. ORDINANCES**

No Ordinances were brought before the Board.

**3. SOLICITOR'S REPORT**

Consideration of Authorization for Solicitor to put Growing Greener Ordinance into a Form for Adoption.

Mr. Hosterman stated the Planning Commission recommends the Board of Supervisors putting the Growing Greener Ordinance into a form for adoption for further consideration. The Board of Supervisors have seen a presentation on growing greener at their meeting last month. Mrs. Nocella made a motion to authorize the Solicitor to put the Growing Greener Ordinance into a form for adoption. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 4-1-0, Mr. Moyer voting no.

Consideration of Authorization for Advertising Amendments to Brush Weeds and Grass Ordinance.

Mr. Hosterman said currently we have a Brush Weeds and Grass Ordinance the main part of that ordinance requires that vegetation not be more than 12 inches high. The current Ordinance has some properties exempt due for various reasons, one being an agricultural exemption. The new amendment to this Ordinance would require an agricultural exempt property to maintain 12 inches for four feet on the bordering residential property line or residential access, it would also eliminate dumping within 12 feet of any residential use or residential access.

Mrs. Nocella made a motion to authorize advertising Amendments to Brush Weeds and Grass Ordinance. Mr. Rinehart seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

**4. MINUTES**

Mrs. Nocella made a motion to accept the June 13, 2022 meeting minutes. Mr. Moyer seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

**5. PUBLIC COMMENT**

Noah Bradley, Troop 4, said regarding his Eagle Scout Project, that he would like to build solo bee houses and have them around the trail at the Township Building. He said they will help keep bees away from the playground. He plans to fundraise and is expecting to install the seven to ten solo bee houses in October. A suggestion was made for some to be put in the pollinator gardens. Mr. Rinehart made a motion for Noah Bradley to move forward with the solo bee houses. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Scott Maerten, 87 Peterman Road, feels that all of East Coventry Township should be able to vote on the Growing Greener Ordinance and it should be a referendum. Mr. Hosterman said the residents of East Coventry Township have voted for the Supervisors to make these decisions so the decision lies with the Board of Supervisors not a referendum. A discussion ensued.

Larry Tietjen, 131 Maack Road, said regarding the Growing Greener Ordinance, this is just for the Board of Supervisors to allow Mr. Hosterman to put it in a form for adoption and that it will go back to the Planning Commission for approval before going back to the Board of Supervisors.

Mr. Moyer made a motion to have the Growing Greener Ordinance go to referendum. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion was defeated 2-3-0, Mr. Kolb, Mr. Rinehart and Mrs. Nocella all voting no. Motion did not pass.

Eric Hughes, asked if the Board of Supervisors could clarify where they stand on an Environmental Advisory Council (EAC). Mr. Moyer said he voted no and is not playing that game. Mr. Kolb said he voted no because he felt the Township has already been making small changes like upgrading the lights to LED's. Mr. Rinehart said everyone has a responsibility to do as much or as little as they want, it's another level of government. Mrs. Nocella said she voted for the Environmental Advisory Council (EAC). Liz Willow, 683 Ellis Woods Road, said EAC's in other Townships have more of an educational goal and said maybe the Board will consider it again in the future.

Larry Tietjen, 131 Maack Road, suggested they make the EAC a subcommittee of Parks and Recreation.

Walt Woessner, 164 Schoolhouse Road, asked about Whispering Woods and the dead trees. Mr. Hosterman said they have a meeting scheduled on August 10<sup>th</sup>.

## 6. **REPORTS**

### **Township Manager's Report**

#### **Consideration of Approval of a Professional Services Agreement with PFM Financial Advisors, LLC**

Mr. Kraynik said the Board entered into a Professional Services Agreement with PFM Financial Advisors for them to do a financial analysis of our assets and liabilities to make sure we are as financially as strong as the Township can be. The staff is recommending a continuation of the relationship with PFM Financial Advisors as they continue to take a look at our system and our operation.

Mr. Moyer made a motion to approve the Professional Services Agreement with PFM Financial Advisors LLC. Mr. Kolb seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

#### **Informal Presentation of a Proposed "Villages & Shoppes at Fricks Lock", Route 724 and Fricks Lock Road**

Jackie Erickson, Joan Hodges and Ron Christy from Artisan gave an informal presentation of a proposed mixed-use village. There are 5 parcels which in total is just shy of 100 acres in the C-1 Zoning District between Route 724 and Fricks Lock Road. The current use is farming. They are proposing 240 homes (120 single family and 120 twins); a 25,000 square foot area that Artisan would retain ownership of and would contain retail stores and a restaurant, a trail system that would connect to the Schuylkill River Trail; a dog park and a section of land that they would donate to the Township that can be used for recreation which the Parks and Recreation Committee could determine its use. There would be extensive traffic improvements including signalizing and straightening Fricks Lock Road. They will be proposing a zoning text amendment to allow for a village mixed use. A builder partner has not been chosen yet. A discussion ensued.

Lawrence Brown, 500 Sanatoga Road, asked about the 40' buffering that would be behind his property. Ms. Erickson explained the buffering area behind his house and that any visibility he would have from his home would be the front of the twin homes not the rear.

Gail Brown, 500 Sanatoga Road, said there is an issue in that area with standing water and mosquitoes which has never been addressed. She also expressed concern with her pony and children coming to her fence from the proposed new homes. Artisan representatives said they will have a conversation with her at a later time regarding her concerns.

Liz Willow, 683 Ellis Woods Road, asked if the stormwater management areas are included in the open space. Ms. Erickson said they are included in open space.

Walt Woessner, 164 Schoolhouse Road, said the sidewalks should be 5 ft. wide not 4 ft. Joan Hodges said that is correct they are 5 ft. wide. He also said that stormwater management is not include in open space calculation. Joan Hodges said they are proposing a test amendment to include it in the open space.

Consideration of Applications for Special Fire Police Services:

- Kimberton Fair, Kimberton Fire Company, July 25-July 30, 2022 6 pm to 10 pm.
- Steven Rodriguez 9/11 Memorial Ride, September 17, 2022, 10:47 am to 10:52 am.
- St. Vincent UCC Church, July 16, 2022, 10 am to 4 pm.

Mr. Kraynik said in regards to the Special Fire Police Applications, we received an additional request from St. Vincent UCC Church for this coming Saturday which the Board of Supervisors have a copy at their seats.

Mr. Moyer made a motion to approve all three (3) Special Fire Police Services applications. Mr. Rinehart seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Mr. Flaharty said he has no formal report this month. Mr. Flaharty said they are working on updating stormwater management model ordinance which is a county wide ordinance. The deadline had been September 30, 2022 to have the new version adopted but the County seems to be backing off on that deadline date. They have prepared the information and provided it to the Township Solicitor's office for them to prepare the ordinance amendment. Some of the changes are that once BMPs are constructed they will have to be inspected annually for the first five years then once every three years thereafter. Dechlorinated swimming pool discharges will no longer be allowed under the new ordinance. If a swimming pool owner can't discharge dechlorinated pool water onto his/her property and have it fully infiltrated into his/her property without running off onto a neighboring property, the owner will need to hire someone to pump it out and haul it away. Should have the draft ordinance for the Board of Supervisors at the next meeting or two.

Mr. Rinehart made a motion to approve the reports from various departments and committees. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

## **7. SUBDIVISIONS AND LAND DEVELOPMENT**

### **Resolution 2022-16**

A Resolution of the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, Granting Conditional Approval of a Preliminary/Final Minor Subdivision and Land Development Plan Submitted by Sarah Kolb, Paul Kolb and Roland Kolb for the Property Located at 251 Kolb Road, 231 Baptist Church Road, 263 Baptist Church Road & 297 Baptist Church Road in East Coventry Township.

Mr. Hosterman said this Resolution is for the Kolb Tract for lot line changes and that the Planning Commission recommends it for approval. Mr. Moyer made a motion to approve Resolution 2022-16. Mr. Rinehart seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

## **8. ZONING HEARING BOARD APPLICATIONS**

### **Application No. 285 – 280 Linfield Road – 88 Wells Road LLC**

**For Information Purposes.** The Date and Time of the Zoning Hearing Board meeting is August 2, 2022 at 6:30 pm. Application for a variance on the setback which is stated in the Township as 100' from the adjoining property line in order to build a pole building to store farm equipment. The Board of Supervisors agreed to take no action.

**9. OTHER BUSINESS**

No Other Business brought before the Board.

**10. EXONERATIONS**

Mr. Moyer made a motion to accept the Exonerations. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

**11. PAYMENT OF BILLS**

Mrs. Nocella made a motion to approve the payment of bills.

<u>Fund Name</u>		<u>Amount to Pay</u>
General Fund	\$	328,288.34
Benefit Escrow		-
Open Space		982.41
Sewer Operating Fund		3,783.79
Sewer Capital Fund		-
Traffic Impact Fee Fund		-
Capital Reserve		5,799.60
Highway State Aid Fund		7,420.20
TD Escrow		-
<b>Totals</b>	<b>\$</b>	<b><u>346,274.34</u></b>

Mr. Rinehart seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

**12. ADJOURNMENT**

Mrs. Nocella made a motion to adjourn the monthly meeting at 8:36 pm. Mr. Duffy seconded the motion. Mr. Kolb called for the vote and the motion carried 5-0-0.

Respectfully submitted,

David G. Kraynik  
Township Manager