

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD DECEMBER 12, 2024
(Approved January 09, 2025)**

The Planning Commission held its regular meeting on December 12, 2024. Present for the meeting were Larry Tietjen, Chair; Lance Parson, Vice-Chair; Paul Lacon; and Meaghan Wright. Also present were Karen Cumens, Assistant Township Secretary; Mark Hosterman, Township Solicitor; Brady Flaharty, Township Engineer; Nick Upmeyer, Township Planner; John Yurick, Township Transportation Engineer; and Michael Cosentino, Township Zoning Officer.

Mr. Tietjen called the meeting to order at 7:00 p.m. and the pledge was recited.

1. Minutes.

A. Consideration of Approving the November 14, 2024 Regular Meeting Minutes.

Mr. Tietjen made a motion to approve the November 14, 2024 Regular Meeting Minutes. Ms. Wright seconded the motion. Mr. Tietjen called for a vote and the motion passed 4-0-0.

2. Subdivision and Land Developments.

A. Consideration of Approving Preliminary/Final Major Land Development Application (SLD-23-1099) for 290 Linfield Road.

Mr. Tietjen detailed the procedure for discussion of the various Township consultant review letters.

Ryan Furlong, Esquire, attorney for the Applicant, provided background information regarding the prior Conditional Use and Zoning Hearing Board Applications of the Applicant.

The Commission discussed the various consultant review letters issued in response to the November 14, 2024 plan resubmission. Joel McMillan, Ridge Fire Company Chief, was present to address concerns regarding emergency access to the property. The Applicant will resubmit the plan. No action was taken by the Planning Commission.

3. Public Comment.

None.

4. Other Business.

A. Consideration of Approving Sewage Facilities Planning Module Component 4A for 251 Kolb Road and Authorizing the Planning Commission Chair to Sign and Date Section C.17.

Mr. Flaharty presented this item.

Mr. Parson made a motion to approve the Sewage Facilities Planning Module Component 4A for 251 Kolb Road and to authorize the Planning Commission Chair to sign and date Section C.17. Mr. Lacon seconded the motion. Mr. Tietjen called for a vote and the motion passed 4-0-0.

B. Receive an Update on the Historical Commission.

Mr. Tietjen presented this matter and advised that the Historical Commission had welcomed a new member.

C. Receive an Update on the Pottstown Metropolitan Regional Planning Committee.

Mr. Tietjen presented this matter and advised that the Committee discussed affordable housing options for the region.

5. Adjournment.

Ms. Wright made a motion to adjourn the meeting at 8:25 p.m. Mr. Tietjen seconded the vote. Mr. Tietjen called for a vote and the motion passed 4-0-0.

Respectfully submitted,



Karen E. Cumens,
Assistant Township Secretary