

DRAFT MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 15, 2023  
*(Approved April 19, 2023)*

The Planning Commission held its monthly meeting on Wednesday, February 15, 2023. Present for the meeting were Walter Woessner, Chair; Lance Parson; Larry Tietjen, and Paul Lacon. Kathryn Alexis, Vice Chair, was not in attendance. Also present were Mark Hosterman, Township Solicitor and Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:00 PM and the pledge was recited.

**1. Minutes.**

**A. Consideration of Approval of the November 16, 2022 Regular Meeting Minutes.**

No comments.

**B. Consideration of Approval of the January 18, 2023 Regular Meeting Minutes.**

Mr. Lacon made a motion to approve both the November 16, 2022 and the January 18, 2023 monthly meeting minutes. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

**2. Public Comment.**

No comments were received from the public.

**3. Project Reviews.**

A. None Brought Before the Planning Commission.

**4. Additional Items.**

**A. Consideration of Proposed Revisions to the Draft Growing Greener Ordinance.**

Hosterman introduced the item and Mr. Tralies provided a brief description before the Planning Commission began suggesting the final edits noted below:

- Page 3, Green definition – Replace with the second sentence from Item 6 on page 11.
- Page 12, Item 9- Remove the term “Generally” from the first sentence. Page 16, Item 1 Remove the “with Neutral Density.” Page 17, Item 6 – Delete 6.
- Page 19, Row 1 – Delete “with Neutral Density.”
- Page 19, Row 2 – Delete “P.”
- Page 20, Item 2 – Delete “2.”
- Page 22, Row 5 – Delete “existing.”

- Page 24, Row 2 – Delete “with Neutral Density.” Page 24, Row 3 – For Option 4 change the 0.1du/1 acre to a fraction.
- Page 26, Row 1 – Add “C” and “NC” after “C-1” and change R-3 district to 3 dwelling units per 1acre (corrected in June).
- Page 28, Row 1 – Add “C” and “NC” after “C-1” and change the minimum side yard to 7.5 feet with an aggregate of 15 feet.
- Page 29, Second Table, Row 1 – Revise to allow for the 100 foot setback or a 75 foot setback with an acceptable planting buffer that must be approved by the Board of Supervisors.
- Page 29, Second Table, Row 4 – Delete the row.
- Page 29, Second Table, Row 5 – Replace “et with “feet.”
- Page 38, Item B.1. – Replace “SLDO” with “SALDO.” Mr. Hosterman will search the document and make this change throughout.

Scott Maerten – 87 Peterman Road: Commented on the public being able to comment on the draft again and his opposition to the draft.

Jocelyn Henry – 506 Stony Run Road: Commented on the ordinance being drafted for East Coventry and not for Artisan and the draft not being posted on the Township website.

Mr. Parson made a motion to recommend the draft Growing Greener Ordinance with the discussed corrections to the Board of Supervisors. Mr. Tietjen seconded the motion. Mr. Woessner called for a vote and the motion carried 4-0-0.

#### **5. Historical Commission Update.**

Nothing to report at this time.

#### **6. Pottstown Metropolitan Regional Planning Committee Update.**

Nothing to report at this time.

#### **7. Adjournment.**

Mr. Woessner motioned to adjourn the meeting at 9:14 PM. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,



Amy Holland  
Assistant Township Secretary