

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JULY 20, 2016
(Approved August 17, 2016)

The Planning Commission held their monthly meeting on Wednesday, July 20, 2016. Present for the meeting were Walter Woessner, Lawrence Tietjen, Lance Parson and Mariea Geho. Also present for the meeting was Mark A Hosterman, Board of Supervisor Solicitor and Richard Tralies, Planning Commission Planner. Absent was Kathryn Alexis; Marjorie Brown, Planning Commission Solicitor and Brady Flaharty, Township Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited. Mr. Woessner would like to change the order of the project reviews from the advertised agenda to reverse the order of discussion. Mrs. Geho made a motion to approve the revision of the agenda. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

MINUTES

Mr. Tietjen questioned if the "Additional topics discussed for possible inclusion in the Transmission Pipeline ordinance amendments" were to be added to all ordinances or just the Transmission Pipeline ordinance. Mrs. Imes stated these items were to be added to the Transmission Pipeline Ordinance. Mr. Tietjen stated he thought this was a general discussion for the SALDO and Zoning Ordinance. Mrs. Imes stated at this time, these items were to be added to the Transmission Pipeline Ordinance only.

Mr. Parsons made a motion to approve the June 15, 2016 Planning Commission meeting minutes. Mr. Tietjen seconded the motion. The motion carried with a 3-0-1 vote. Mr. Woessner abstained.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Consideration of waiver request for Razor Sharp Grinding Preliminary / Final Subdivision Plan Submittal

Mr. Tom Smith gave a brief presentation of the Razor Sharp Preliminary / Final Plan Waiver request. The Preliminary / Final Plan application has been filed for review. The applicant is requesting to proceed with the submittal of the plan application as Preliminary / Final Plan application.

Mr. Hosterman stated there is only one waiver to be discussed tonight. The waiver request is from Waiver Request Letter #1, dated July 5, 2016. The waiver is from SALDO §304.1.A. Preliminary Plan Submission, Resubmission, Review and Content. The remainder of the waivers will be discussed at the August 17, 2016 Planning Commission meeting review. Mr. Woessner stated this project is only a lot line change and a building permit. Mr. Hosterman agreed with Mr. Woessner.

Mr. Woessner made a motion to approve Razor-Sharp Grinding to submit the plan as a Preliminary / Final Plan. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Consideration of review of the Enclave at Ellis Woods Preliminary Major Subdivision Plan

Mr. Tim Manley and Mrs. Wendy Ney Manley presented the Enclave at Ellis Woods Preliminary Major Subdivision Plan to the Planning Commission. This plan was originally submitted as a Sketch Plan in 2003 and received approval. The timeframe for submitting a Preliminary Plan was due to expire shortly. This prompted Mr. & Mrs. Manley to submit the Preliminary Plan for discussion tonight.

Mr. Manley stated an additional forty (40) feet of acreage was added in 2003 for the sanitary sewer line. The original plan was to acquire an easement from Mr. Stone, 457 Ellis Woods Road, but Mr. Stone requested Mr. & Mrs. Manley purchase the additional forty (40) foot strip. Mr. Manley stated since that time Mrs. Manley's family has purchased Mr. Stone's property and updated the homes located on the property. Mrs. Manley stated they did not want to revise the sketch plan since it was already approved.

Mr. Woessner reminded everyone the review of this plan will be performed using an older version of the SALDO and Zoning Ordinances. Mr. Woessner stated one of the differences between the previous ordinance and the present ordinance is the requirement of a Solicitor review. The previous ordinance did not require a Solicitor review. Mr. Woessner would like to have the Planning Commission Solicitor review the plan. Mr. Woessner made a motion to request a Solicitor review for the Enclave at Ellis Woods Preliminary Major Subdivision. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Hosterman voiced concern from the Board of Supervisors with the submittal of the Preliminary Plan. Mr. Hosterman stated hopefully the applicant will be processing and continuing with the construction phase of the project. Mr. Hosterman stated the Township has 90 days to approve or deny the plan. However, since you had the benefit of the permit extension act, the Township is going to want you to move quickly, and be ready to move forward with the plan and construction. Mrs. Manley stated they will not be able to make the appropriate revisions in time for the next Planning Commission meeting in August. Mr. Hosterman stated Mr. & Mrs. Manley will have to submit an extension request and the Supervisors would have to approve that extension, but it will be revocable by the supervisors within 30 days notice to you. If you get that notice that the Board of Supervisors is going to take notice, it will probably be denied.

Mrs. Manley asked if they will need to submit Historical Resource documentation. Mrs. Manley stated she will list the Historical Resources on the plan and show the improvement to the pond. Mr. Hosterman stated it would be up to the Historical Commission as to whether you will need to submit the Historical Resource documentation.. Mr. Woessner stated we have a representative here from the Historical Commission. Mr. Woessner stated Mr. Tietjen is the representative on the Historical Commission.

Mr. Tietjen suggested Mrs. Manley request to be added to the Historical Commission agenda to make a presentation of the Preliminary Plan. Mr. Tietjen stated with the amount of time between the Sketch Plan submittal and the Preliminary Plan submittal there could be changes to the Historical Resource documentation. Mr. Tietjen stated the Historical Resource documentation will need to be submitted. Mrs. Manley stated when the Sketch Plan was submitted, the Historical Commission came to the property to view the property. Mrs. Manley stated she could invite the members out to tour the property again.

Mr. Manley stated they have no major concerns with the review letters they have received. Most of the responses are will comply. However there are a couple of items they will need to have some discussion with the Planning Commission in order to possibly get some relief. Mrs. Manley stated they will need some direction on some of the items. Some of the items are:

- What needs to be done along Ellis Woods Road – Possible Sidewalks.
 - Mrs. Manley stated there are no sidewalks along Ellis Woods Road. Mrs. Manley stated they do not own Lot 15, we are giving Mrs. Schrack the triangular land shown on the plan. Mr. Hosterman stated they are co-applicants to the project if they are shown on the plan. The Stone tract on the other side of the site is owned by the applicant's father. The Manley's do not own that. Mr. Hosterman asked about sidewalks at the other developments. Mr. Woessner stated there are sidewalks in Woodcrest Subdivision. Mrs.

Manley stated the sidewalks only go to the end of Wood Lea Road, not to the end of the property. Mr. Hosterman asked if there was a goal to have sidewalks along Ellis Woods Road. Mr. Woessner stated probably not. Mr. Hosterman stated Mr. & Mrs. Manley will have to request a waiver for sidewalks if they do not want to install them.

- Wetland Delineations
 - Mrs. Manley stated a waiver was received at the Sketch Plan stage for Wetland Delineations. The Township Engineer is requesting Wetland Delineations. Mr. Manley stated there are no wetlands on the property. Mr. Woessner stated the problem is we do not know who owns what on the drawing. Mr. Woessner stated there looks like there might be something between the Stone property and Woodcrest. Mrs. Manley stated the plans will be revised to clear up the confusion. Mr. Hosterman stated he did not remember any waivers listed in the Agreement. Mr. Hosterman stated you will need to ask for the waiver request again.
- Finish Floor Elevations
 - Mrs. Manley asked if the finish floor elevations are shown on the plan, will they will be bound by them when the building permit application is submitted or will they be able to change the Finish Floor Elevations, as well as the driveway profile. Mr. Woessner stated he is not sure, this question has never been asked before. Mr. Manley stated each individual lot will have its own plot plan when the building permit is submitted. Mr. Manley stated that whatever house is built on the lot is not necessarily going to configure to the footprint of what is shown on the plan now. Mr. Woessner stated every plan he has ever seen has shown the elevations and the driveways. Mrs. Manley stated they can place the finish floor elevations on there, but they would like the flexibility to change them at the time the building permit is submitted.
- Connection to Public Water and Public Sewer
 - Mrs. Manley asked who is required to connect to public water and sewer. Mr. Manley thought the connection would only take place when an on-site septic system failed. Mr. Hosterman stated that is not typically correct, but Mr. Flaharty would know. Mr. Hosterman stated there is a requisition stating anyone within a certain distance would be required to connect. Mr. Woessner stated the distance is within 150 feet of a sewer line. Mr. Hosterman stated even if your system is functioning properly, you will still be required to connect. Mrs. Manley stated they do not own the Stone Farm, her parents own it. Mrs. Manley stated there is a structure in the back of the Stone Farm and asked if they will be required to connect now. Mr. Manley stated there will be a similar situation with Mr. & Mrs. Schrack. Mrs. Manley asked if they will be required to connect. Mr. Hosterman stated if there is a manhole within the required footage, they will be required to connect. Mrs. Manley stated they will have to talk about that.
- Required fence around pond
 - Mrs. Manley stated there was a comment in one of the review letters about putting a fence around the pond. Mr. Manley stated they were planning on creating an amenity pond, with stone walls and landscaping to make it more appealing. Mrs. Manley stated there is not a fence placed around the basin in Woodcrest. Mrs. Manley stated she will be requesting a waiver for the fence installation.
- Public Improvement Specifications
 - Mrs. Manley stated she cannot find specific sections mentioned in Mr. Flaharty's review letters. Mrs. Manly can find the Public Improvement Specifications, just not the specific sections. She will discuss this with Mr. Flaharty.

Mrs. Manley stated there is no Lot #13. Mrs. Manley stated she does not remember why they did not use the number 13, that was ten years ago. Mrs. Manley stated after the Sketch Plan was approved, they did not want to renumber the lots without permission. Mrs. Manley stated there is a note in one of the review letters requesting the lots to be renumbered. If the Planning Commission would like the lots renumbered, they will renumber the lots. Mr. Woessner stated if the lots are not renumbered, there could be some questions in the future. Mrs. Manley stated they will renumber the lots.

Mrs. Manley stated the McMahon letter inquired if they could connect through the cul-de-sac to the Woodcrest development. Mrs. Manley stated she does not know how to do that. Mr. Manley stated it makes no sense to do that. Mr. Hosterman agreed. Mrs. Manley stated they will not do that.

Mrs. Manley asked Mr. Trailies if he could show them the trees that will be impacted on Mr. & Mrs. Schrack's property. Mr. Trailies stated he was looking at an aerial view of the corner and thought there were trees in the triangle. Mr. Manley stated there are no trees in the triangle. Mr. Trailies stated he had not had time to do a detailed site verification of the property. Mrs. Manley asked Mr. Trailies to stop by and he could have a tour of the property. Mr. Trailies stated he could come out the same time the Historical Commission does its tour.

Mrs. Manley stated they will be providing a fee in lieu of the Open Space. Mr. Hosterman asked what was offered for the fee in lieu of for the Open Space. Mr. & Mrs. Manley stated they were not sure what was offered. Mr. Hosterman stated there should be a note on the plan. Mrs. Manley asked how the fee in lieu of was determined. Mr. Hosterman stated the information is found on page 168.68 of the SALDO, which uses the Fair Market Value appraisal. Mrs. Manley will look at the information.

Mr. Woessner asked where the emergency access is for the cul-de-sac. Mr. Hosterman asked what is the length of the cul-de-sac. Mr. Manley stated the length is almost 800 feet. Mr. Hosterman asked where the emergency access comes to into play. Mr. Woessner stated the SALDO requires an emergency access. The section is SALDO §411.4.B. Mrs. Manley asked the Planning Commission where they suggest she put the emergency access. Mr. Hosterman suggested using the sewer access/existing driveway in the forty (40) foot easement. Mrs. Manley asked what the Planning Commission suggested she use to create the access. Mr. Hosterman suggested something like impervious pavers. Mr. Parson stated you could use grass pavers where the grass grows up through. Mrs. Manley asked if they will have to place a bar across the access. Mr. Hosterman stated yes.

Mr. Woessner stated Lot 3 is showing a twenty (20) foot side yard setback. Mr. Manley stated that is a typo. Mr. Woessner requested it be removed. Mr. Manley stated there is an easement shown on the plan that is not supposed to be shown. Mr. Manley will have the easement removed also.

Mr. Woessner stated there are small notes on the plans that cannot be read. Mr. Woessner stated the minimum font requirement for plans is 10 point. Mr. Manley stated the profile shows what the letters are referencing.

Mr. Woessner asked how much snow the snow removal easement will hold. Mrs. Manley stated she does not know. Mrs. Manley asked how much does the snow removal easement hold in the Woodcrest development. Mr. Woessner stated he does not know. Mr. Parson asked if this will be a private or public road. Mrs. Manley stated it will be a public road. Mr. Parson suggested she remove the snow removal easement. Mr. Woessner agreed. Mrs. Manley stated they will remove the snow removal easement from the plan.

Consideration of review of the Owen J Roberts Final Subdivision / Land Development Plan

Mr. David Allebach, Jr., stated the Owen J. Roberts School District is requesting final approval. Mr. Allebach stated they have commented on all the review letters and Mrs. Brown provided a copy of the proposed Resolution before she left for vacation. Mr. Allebach asked if there were any questions.

Mr. Woessner asked a question about the walkway, whether it will be 5' or 6' and understands it is in the PennDOT right away. Mr. Houtman stated the walkway will be inside the PennDOT right-of-way and they are looking for a 5' concrete sidewalk. If PennDOT requires the 5' concrete sidewalk, the School District will pull the sidewalk outside of the PennDOT right-of-way and provide an easement in order to make it the 6' macadam walkway. Mr. Woessner stated that was a solution. Mr. Hosterman stated if the Planning Commission is going to require the 6' macadam walkway if PennDOT does not want it in the right-of-way, he will need to revise the resolution.

Mr. Woessner stated he read somewhere there is a request to have an all way stop at the eastern side of the school loop. Mr. Hosterman stated that is not currently in the resolution. Mr. Woessner stated this will need to be added.

Mr. Woessner asked a question about the material for the construction of the path. Mr. Houtman stated he spoke with Mr. Ryan Styche from the Chester County Planning Commission. Mr. Houtman stated Mr. Styche is suggesting using a 2A modified for the path in order to be ADA compliant. Mr. Hosterman will need to revise the resolution.

Mr. Woessner asked a question about the changes to Basin 1. Mr. Houtman stated the Township Engineer requested that Basin 1 be a Bio-Retention component. Mr. Houtman stated DEP requested the Bio-Retention be taken out. Mr. Houtman stated DEP is just starting their review. Mr. Houtman told DEP the Township is looking for a Bio-Retention basin and DEP responded that they will take that under consideration and will provide an answer once their review is finished. Mr. Woessner stated so this issue is not resolved. Mr. Houtman stated no, the issue is not resolved yet.

Mr. Woessner asked what took so long to submit the HOP Application. Mr. Houtman stated they were battling with DEP on the Bio-Retention Basin and did not have enough manpower to continue with the HOP submittal.

Mr. Woessner stated he would like to review the proposed resolution page by page so there are no surprises.

- Mr. Hosterman stated on page 3, the section for Buckwalter Road, he does not have a PennDOT review letter. Mr. Houtman stated PennDOT may take exception to the crosswalk at Buckwalter Road. The concern is with pedestrians crossing at that location. Mr. Houtman stated PennDOT's concern is if the crosswalk is there, it will encourage pedestrians to cross the roadway. Mr. Hosterman stated he will have to place something in at Section B.5.a.(i) about the crosswalk is subject to PennDOT approval.
- Mr. Woessner stated on page 4, there are comments about the walkway. Mr. Hosterman stated page 4, Section B, 5.d. discussing the walkway has been resolved.
- Mr. Woessner stated on page 6, Section 6.a. about the construction of the gravel path, use the note on the top of page 7 for the path specification of "2A modified stone or 2RC stone backfill".
- Mr. Woessner stated on page 7, Section 7.b., change infiltration to bio-retention.

- Mr. Woessner stated on page 8, Section 8.a., remove "approved NPDES permit plan set and the". Mr. Woessner stated this is the section pertaining to the proposed waivers. Mr. Hosterman stated if the Planning Commission recommends the Board of Supervisors grant final approval subject to all the conditions in the resolution as modified during discussion, then the Planning Commission would not have to go through the waivers individually. Mr. Houtman asked if Mr. Hosterman will be removing the Sewage Facilities Planning Module approval or an exemption therefrom from PADEP. Mr. Hosterman stated he would be removing this item since the Sewage Facilities Planning Module has been approved.
- Mr. Houtman stated on page 11, Section 18.c., there will be no NPDES permit plan set. Mr. Hosterman stated we should remove the following verbage "NPDES permit plan set and the approved".
- Mr. Houtman stated on page 11, Section 19.b., remove all the text under item b.
- Mr. Hosterman stated on page 14, Section 28, the first line of the paragraph should read "The Applicant has obtained a Sewage Facilities Planning Module exemption".
- Mr. Woessner stated on page 16, the first paragraph should read "The Applicant shall revise the Plans to provide an all-way stop at the intersection of East Cedarville Road and Sanatoga Road per **Comment No. 1** of the Township Traffic Engineer Letter".
- Mr. Woessner stated on page 16, Section 36, the final sentence should read "Finally, the Applicant shall satisfactorily address **Comment No. 4** of the Township Traffic Engineer Review Letter".

Mr. Woessner discussed a proposed change to plan set Sheet C3. There is a summary of what is in the Preliminary Plan approval. Mr. Woessner's interpretation of the summary is the Ultimate Right-of-Way will be dedicated to the Township. Mr. Houtman stated that is correct. Mr. Houtman stated PennDOT will be taking dedication of the Required Right-of-Way with the Township taking dedication of the area between the Required Right-of-Way and the Ultimate Right-of-Way.

Mr. Lance Parson made a comment before the motion was made. Mr. Parson stated he is speaking for himself solely and not the Planning Commission as a whole. Mr. Parson stated he would like to let them know some of his feelings about some of the articles in the Pottstown Mercury that he felt were unjust. Mr. Parson stated he went to East Coventry Elementary School when it was a brick 6 room schoolhouse. Mr. Parson stated he went there from 1st grade through 6th grade. Mr. Parson stated it was a great building, a great school and Owen J Roberts has done the best for him, did the best for his daughters and will do the best for his grandchildren. Mr. Parson stated he found it hard to understand that you as a building committee, fussed with us about the walkways from the Apartment Complex / Condominiums about it being such a security issue and I am not saying that it was not. But, I think we came to a fairly civil agreement. Then, not too long ago, you came to us and wanted us to form a committee to try to get a waiver so that you would not have to widen the stair towers or the hallways in the building because you wanted to add more students. That's fine that you needed to add more students, but by first attempting to come and wanting not to widen the stair towers and the corridors, isn't that a safety issue? I would think that would be a safety issue for my grandchildren who will go to that building. So, I guess I don't understand as a citizen why there are two sides. Why the trails and the paths were such an issue because it was a safety issue and then when it came to widening the hallway and the stair towers to make it a safety issue there was such a push back on that. I just wanted to make that comment because it is something that has been stuck in my craw this whole process and I will vote in favor of this, but I think you have painted us with a very bad brush. I want that to be known that is how I feel. Thank you. Mr. Allebach made a comment reflecting on the stairwell issue. Mr. Parson stated he does not want to fight with you, he made his comment and it is out of his craw. Mr. Parson thinks you, unjustly, as a School Board, painted this Commission and our Supervisors in a very poor light. I think we have worked with you and asked you not to do anything differently than we have asked anybody else. Mrs. Krumrine thanked Mr. Parson for his comments.

Mrs. Geho made a comment before the motion was made. Mrs. Geho stated the School District made us look bad by saying it was our fault that we were holding the school up from construction when it really was not us when there were months that you never showed up.

Mr. Tietjen made a comment before the motion was made. Mr. Tietjen stated that the articles seemed to give the impression that you folks were surprised by some of the requirements of the local ordinances, which doesn't make any sense to me since you purchased the lot with the intention to build. I'm sure before you made your decision to purchase the lot, you did your due diligence to make sure you could do what was required to develop the property. So, suggesting the delay was because of unforeseen restrictions that you could not have anticipated put on by the Township doesn't make any sense to me, because I'm sure you would have studied the requirements before you decided to spend the money to purchase the lot to do the development. I just have a hard time trying to understand why you did not know what was required well before you decided to purchase the property. That is just his perspective. I would have thought you guys would have known that well ahead before you decided to make the purchase.

Mr. Woessner made a motion to recommend the Board of Supervisors approve the Final Reverse Subdivision and Land Development Plan dated May 25, 2016, and last revised June 29, 2016, submitted by the Owen J. Roberts School District for construction of the new East Coventry Elementary School located on East Cedarville Road, in accordance with all waivers, conditions and modifications of the Preliminary Resolution as modified by the discussions of the Planning Commission. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Additional Items to be Brought before the Commission

None

Northern Federation Update

Mrs. Alexis was absent from the meeting. No Update.

Historical Commission Update

Mr. Tietjen stated they will be reviewing the Enclave at Ellis Woods submission.

Pottstown Metropolitan Regional Planning Committee Update

Mr. Woessner stated the Pottstown Metropolitan Regional Planning Committee did not have meeting in June, July and August.

ADJOURNMENT

Mr. Parson moved to adjourn the monthly meeting at 8:38 p.m. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary