

DRAFT MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD JUNE 21, 2023

The Planning Commission held its regular meeting on Wednesday, June 21, 2023. Present for the meeting were Walter Woessner, Chair; Kathryn Alexis (arrived late), Vice Chair; Lance Parson, Larry Tietjen, and Paul Lacon. Also present were: Eugene Briggs, Township Manager; Amy Holland, Administrative Assistant to the Township Manager; Scott C. Denlinger, Township Solicitor; Brady Flaharty, Township Engineer; Rick Tralies, Township Planner; John Yurick, Transportation Engineer; and Michael Cosentino, Zoning Officer.

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

**1. MINUTES**

**A. Consideration of Approval of the April 19, 2023, Regular Meeting Minutes.**

Mr. Woessner made a correction to the minutes for the spelling of his last name. Mr. Parson made a motion to approve the April 19, 2023, monthly meeting minutes with the correction. Mr. Tietjen seconded the motion. Mr. Woessner called for a vote and the motion passed 4-0-0.

**2. PUBLIC COMMENT**

No comments were made.

**3. PROJECT REVIEWS**

**A. Consideration of a Conditional Use Application (CU 23-01) for 290 Linfield Road – Gambone.**

Ryan Furlong from Riley Riper Hollin and Colagreco Attorneys at Law presented this item requesting approval for Conditional Use of the property for a tree service with two buildings. Rick Stratton from Chester Valley Engineers presented revised plans.

Mrs. Alexis made a motion to recommend approval of the Conditional Use Application to the Board of Supervisors. Mr. Tietjen seconded the motion. Mr. Woessner called for a vote and the motion passed with 5-0-0.

**B. Consideration of Preliminary Subdivision and Land Development Application (23-2000) for 2099 New Schuylkill Road; 200, 225, and 375 Fricks Lock; and 520 Sanatoga Road – Villages at Fricks Lock.**

Jacqueline Erixson from Artisan Land Company presented this item. She stated that they are requesting 11 waivers. Ron Christy from Artisan Land Company presented the proposed traffic improvements for the development. The topics discussed for this item were parking spaces, sidewalks, crosswalks, riparian buffers, basin depths, and building location(s).

Lawrence Brown – 500 Sanatoga Road: Commented on the public notification and participation process, buffer zone, the north basin, berm, lighting plan, parking, and landscaping.

Michael Ellis – 425 Fricks Lock Road: Commented on the plan for open space, redirection of Fricks Lock Road, possible trail connections, and signage.

Nyla Brown – 500 Sanatoga Road: Commented that plans should be available to the public during the meetings.

The Planning Commission took no action.

#### **4. ADDITIONAL ITEMS**

##### **A. Discussion on Road Widths and On-Street Parking.**

Mr. Woessner motioned to table this item. Mr. Tietjen seconded the motion. Mr. Woessner called for a vote and the motion passed 5-0-0.

#### **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. Tietjen seconded the motion. Mr. Woessner called for a vote and the motion passed 5-0-0.

Respectfully submitted,



Amy Holland  
Assistant Township Secretary