

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD MAY 09, 2024
(Approved June 13, 2024)**

The Planning Commission held its regular meeting on May 09, 2024. Present for the meeting were Larry Tietjen, Chair; Lance Parson, Vice Chair; Jason Stouch; Paul Lacon; and Meaghan Wright. Also present were Amy Holland, Administrative Assistant to the Township Manager; Karen Cumens, Assistant Township Secretary; Mark Hosterman, Township Solicitor; Andrew Zerby, Township Engineer; Rick Tralies, 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 Approval of the May 09, 2024 Regular Meeting Minutes.

Mr. Tietjen suggested the following edits to item 2.A.: addition of the word “public” before the words “sanitary sewer”; correction of a typographical error in the word “to”, replace the word “that” with “on” under Mr. Coppo’s public comment; and the following edit to item 4.B.: replace the word “Act” with “Ordinance”.

Mr. Stouch made a motion to accept the May 09, 2024 Regular Meeting Minutes with the changes as identified. Mr. Tietjen seconded the motion. Mr. Tietjen called for a vote and the motion passed 5-0-0.

2. Subdivision and Land Development.

A. Discuss Sketch Plan Application (SK-24-002) for 2438 New Schuylkill Road and 11 Franklin Avenue – Hydroscares, Inc.

Glenn Kelczewski, from Bercek & Associates presented the Sketch Plan to the Commission. Discussion included consolidation of two non-conforming lots into one non-conforming lot; demolition of an existing residence and erection of a new pole barn; additional parking spaces; the need for the current driveway onto Franklin Avenue; septic/sewer capacity; pedestrian traffic; sidewalks/landscaping; and traffic flow.

B. Discuss Sketch Plan Application (SK-24-003) for 20 Rinehart Road – Parker Ford Church of the Brethren.

Adam Brower from Edward B. Walsh & Associates presented the Sketch Plan to the Commission. Discussion included expansion of the sanctuary, classrooms, and parking area; and a proposed driveway onto Old Schuylkill Road.

3. Public Comment.

None brought before the Commission.

4. Other Business.

- A. Discuss Board of Supervisors Presentation to Learn About Township Planning Documents, Zoning, Act 247 Approval Process, and the Roles of the Planning Commission and Township Consultants.

Mr. Hosterman advised the Commission that he had not moved forward with this item as it has not yet been approved by the Board of Supervisors.

- B. Receive an Update on the Historical Commission.

Mr. Tietjen reported that there was nothing to report.

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

Mr. Tietjen reported that the Committee is continuing to work on the comprehensive plan update, which is expected to be completed by the end of the year, and reminded the Planning Commission of the ongoing survey to obtain feedback from residents.

5. Adjournment.

Ms. Wright made a motion to adjourn the meeting at 8:14 p.m. Mr. Parson seconded the motion. Mr. Tietjen called for a vote and the motion passed 5-0-0.

Respectfully submitted,



Karen E. Cumens,
Assistant Township Secretary