

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 15, 2014
(Approved February 19, 2014)

The Planning Commission held their monthly meeting on Wednesday, January 15, 2014. Present for the meeting were Walter Woessner, Kathryn Alexis, Lawrence Tietjen, and Jason McConnell. N. Lance Parson was not present.

Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner were present.

Also present was Maria Geho, Vice Chair of the Board of Supervisors and John Kennedy of Kennedy Associates.

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

AGENDA

Mrs. Alexis moved to approve the agenda as presented. Mr. McConnell seconded the motion. The motion carried with a 4-0-0 vote.

MINUTES

Mrs. Alexis moved to approve the minutes of the November 20, 2013 monthly meeting minutes as presented. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

2013 ANNUAL REPORT

Mr. Tietjen moved to approve the 2013 Planning Commission Annual Report as prepared and presented by Mr. Woessner. Mr. McConnell seconded the motion. The motion carried with a 4-0-0 vote.

REORGANIZATION

Mr. Tietjen moved to appoint Mr. Woessner to position of Chairman. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to appoint Mr. Tietjen to position of Vice Chairman. Mr. McConnell seconded the motion. The motion carried with a 4-0-0 vote.

The additional following appointments were unanimously made:

Bonnie L. Frisco	Secretary
Eugene Briggs	Planner
Marjorie Brown	Solicitor

ESTABLISH MEETING DATES FOR 2014

Mr. Woessner moved to establish the 2014 meeting dates to be the third Wednesday of each month at 7:00 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

The meeting dates are as found below:

February 19
March 19
April 16
May 21
June 19
July 18
August 16
September 17
October 15
November 19
December 17

CITIZEN COMMENTS

There were no citizen comments.

ZONING HEARING BOARD APPLICATION #245 – REAL PRO ENTERPRISES LP

There was review and discussion of Zoning Hearing Board Application #245 relating to the Whispering Woods project (Ellis Woods Road and Old Schuylkill Road).

Mr. Woessner moved to recommend the Zoning Hearing Board approve Application #245 and grant the variance and special exception relief requested, subject to the following condition:

- The issuance of a review letter by the Township Engineer and the Applicant satisfactorily addressing all comments from the Township Engineer

Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

WJW MEMO 140112 – SUBJECT: ZONING ORDINANCE

There was a review of WJW Memo 140112 prepared by Walter Woessner. The following revisions were suggested

Section 202. Definitions. Dwelling types.

- B. Remove the reference to (Both Units)
- C. Change '(Each Unit)' to '(Each Lot)'
- D. Change '(Both Units)' to '(Each Lot)'
- E. Change '(Each Unit)' to '(Interior Lot)' and '(End Unit)' to '(End Lot)'
- F. Change '(Each Unit)' to '(Each Lot)' and change '(End Unit)' to '(End Lot)'

PETITION TO AMEND THE ZONING ORDINANCE – REAL PRO ENTERPRISES LP

There was discussion and review of the petition to amend the Zoning Ordinance submitted by Real Pro Enterprises, LP. There was also review of WJM Memo 140114 (Open Space Amendment) prepared by Walter Woessner.

Mr. Woessner noted that the front yard must be 38' to meet parking requirements and Mr. Kennedy responded that will be changed in the new draft. Mr. Woessner noted that the proposed ordinance amendment does not provide equal opportunity and was biased to this project. Mr. Briggs suggested the applicant amend the dimensional requirements. Mrs. Brown noted that she prefer these zoning requirements be available by conditional use and not by right. Mrs. Brown also noted that provisions of the Subdivision and Land Development Ordinance would apply to the open space requirements.

The applicant will revise the proposed ordinance amendment and submit to the township for review at the February Planning Commission meeting.

OPEN SPACE CRITERIA

There was discussion regarding Memo WJW 131117 (Open Space Criteria) prepared by Walter Woessner. It was noted that the definition of Open Space Plan in the Zoning Ordinance needs to be amended.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation Update

Mrs. Geho noted she attended the last Northern Federation meeting and DVRPC was there to provide a presentation regarding the increased tax on gas and uses to fix/repair state roadways.

Historical Commission Update

Mr. Tietjen noted that at their last meeting the Historical Commission reorganized and Gail Brown is Chair, Scott Fitzgerald is Vice Chair and Penny Morton is Secretary. Larry Tietjen noted that he will serve on the Open Space Committee.

Pottstown Metropolitan Regional Planning Committee

There was no new update for Pottstown Metropolitan Regional Planning Committee.

The next Planning Commission meeting is scheduled for February 19, 2014 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:35 p.m. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary