

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JANUARY 19, 2011  
(Approved February 16, 2011)

The Planning Commission held their monthly meeting on Wednesday, January 19, 2011. Present for the meeting were Walter Woessner, Kathryn Alexis, N. Lance Parson and Lawrence Tietjen. Harold Kulp was not present. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

Mr. Woessner called the meeting to order at 6:08 p.m. and the pledge was recited.

**REORGANIZATION**

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

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

Mr. Woessner moved to appoint Bonnie Frisco to position of Secretary, Eugene Briggs to the position of Planner and Marjorie Brown to the position of Solicitor. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

**ESTABLISH MEETING DATES FOR 2011**

Mrs. Alexis moved to establish the 2011 meeting dates to the third Wednesday of each month at 7:00 p.m. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

The meeting dates are as found below:

February 16  
March 16  
April 20  
May 18  
June 15  
July 20  
August 17  
September 21  
October 19  
November 16  
December 21

Mrs. Alexis moved to approve the agenda as amended. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote. Petition for zoning ordinance amendment received by Owen J. Roberts School District is to be added to the agenda.

**CITIZENS COMMENTS**

There were no citizens' comments

## 1. MINUTES

Mrs. Alexis moved to approve the second draft of the minutes of the December 15, 2010 monthly meeting as presented. Mr. Woessner seconded the motion. Mr. Parson abstained due to his absence at the December 15, 2010 meeting. The motion carried with a 3-0-1 vote.

### ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

#### Review of the 2010 Planning Commission Annual Report

The 2010 Planning Commission Annual Report prepared by Mr. Woessner was reviewed and the report was found to be accurate. Mr. Woessner will bring a copy for signature to the next meeting.

At the time of Ms. Brown's arrival, she did inform the Planning Commission that she had prepared supplemental information for the Annual Report that applies to the section that addresses the SALDO. Ms. Brown distributed this information and the Planning Commission agreed it should be included in the Annual Report. Ms. Brown will forward the information to Mr. Woessner electronically so he may incorporate Ms. Brown's comments into the Annual Report.

#### Review of proposed Ordinance No. 172, entitled "Miscellaneous Technical Zoning Ordinance Amendments", amending the Zoning Ordinance

There was no further comment regarding the most recent version of proposed Ordinance No. 172 entitled "Miscellaneous Technical Zoning Ordinance Amendments".

Mrs. Alexis moved to recommend that the Board of Supervisors adopt Ordinance No. 172 entitled "Miscellaneous Technical Zoning Ordinance Amendments". Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

#### Review of proposed Ordinance No. 174, entitled "Wireless Communications Facilities and Official Zoning Map Amendments", amending the Zoning Ordinance"

There was no further comment regarding the most recent version of proposed Ordinance No. 174 entitled "Wireless Communications Facilities and Official Zoning Map Amendments".

Mrs. Alexis moved to recommend that the Board of Supervisors adopt Ordinance No. 174 entitled "Miscellaneous Technical Zoning Ordinance Amendments". Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

#### Review of amended Subdivision and Land Development Ordinance

There was a review of amended Subdivision and Land Development Ordinance starting with Chapter 4 (Development Design Standards)

The Planning Commission reviewed Jane Davidson's response letter regarding their inquiries about Historic Resources.

Comments to the amended Subdivision and Land Development Ordinance are as follows:

<b>Page</b>	<b>Section</b>	<b>Section Title</b>	<b>Comment</b>
104	306.3.D(5)(b)1)b)	Historic Resource Impact Study	Shall read “General description and classification of all historic resources, includes but is not limited to historic resource setting, orientation integrity, construction chronological timeline, architecture style interpretation, located on the subject tract, on tracts immediately adjacent to the subject tract or road, or within one hundred (100) feet of the subject tract or road”
104	306.3.D(5)(b)1)c)	Historic Resource Impact Study	Shall read “ Physical descriptions of all identified historic resources. Historic resource physical descriptions encompass historic resource features, such as windows, doors, façade arrangement, construction composition, roof style, cornices, aperture surrounds, height, width by number of bays, and specific elements for a particular architectural style and are classified per Federal guidelines”
114	403.2.A	Tract Frontage Standards	Change ‘fifty two (52) feet’ to ‘sixty six (66) feet’
114	403.2.C	Tract Frontage Standards	Put Section 428 back in to address landscape screen requirements
115	4042.C	Markers Standards	Change ‘wide’ to ‘diameter’
116	405.5	Streets	In the first sentence change ‘may’ to ‘shall’
116	405.8	Streets	Change ‘street dead-ending at a common property’ to ‘street or cul de sac bulb dead-ending at a common property’
117	406.1	Street Right-of-Way Widths	Add ‘**’ behind R-3 Local Access Street
118	406.2.D	Street Right-of-Way Widths	change ‘406(1)’ to ‘406.1’
118	406.3.B	Street Right-of-Way Widths	Add ‘on-street parking’ between ‘and’ and ‘in’
118	406.6	Streets Right-of-Way Widths	Add ‘installation of improvements or’ between ‘require’ and ‘the escrow of money’
121	411.3	Single Access Streets/Cul-de-sacs	This section to be reworded
121	411.4 A and B	Single Access Streets/Cul-de-sacs	This section to be reworded to make the requirements mandatory not conditional
122	411.12	Single Access Streets/Cul-de-sacs	Why limit amount of dwellings on cul-de-sac, wouldn’t this be controlled by lot frontage requirements? Paragraph to be reworked

122	411.13	Single Access Streets/Cul-de-sacs	Provisions for a snow accumulation easement should be included with input from Public Works
126	416.2	Curbs	End the paragraph 'Township' and change 'Township' to 'Board of Supervisors'
127	418.1	Sidewalks	Remove reference to 'pathway system' and 'pathway' and replace with 'pedestrian way', remove reference to lots less than the minimum applicable lot size
127	418.3	Sidewalks	Remove the first sentence
128	418.5	Sidewalks	In the second sentence change 'closer' to 'less' and add Federal ADA standards
128	418	Sidewalks	If we control utility pole locations reference to such to be added
128	419.2	Parking Areas	On-street parking requirements to be added
129	421.2	Sewage Treatment and Disposal	This paragraph needs to be broken down and reworded
130	421.6	Sewage Treatment and Disposal	Remove reference to 'twelve (12) lots' and replace with 'ten (10) lots' – 'adjacent' is subjective – should be clarified
134	426.1.B	Park, Recreation and Open Space	Remove the reference to 'historic resources'
137	426.3.G	Park, Recreation and Open Space	Add 'individual' between 'of' and 'areas', address the 0.02 acre lot size issue
138	426.3.L	Park, Recreation and Open Space	This paragraph needs to be reworked
139	426.4.D	Park, Recreation and Open Space	Remove 'conveniently' before 'accessible' and replace with National Park and Recreation standards
139	427.1	Outdoor Lighting Requirements and Standards	Change 'off-street parking areas' to 'parking lots'
144	428.1.B	Landscaping, Screening and Buffering	Add standards
144	428.3	Landscaping, Screening and Buffering	In the last sentence add 'or shrubs' between 'trees' and 'be', replace 'ten (10) feet' with 'five (5) feet'
145	428.4	Landscaping, Screening and Buffering	Change 'Township Planner' to 'Board of Supervisors'

Petition to amend the Zoning Ordinance

Mr. Briggs distributed a petition to amend the Zoning Ordinance that was submitted by the Owen J. Roberts School District. Also distributed was proposed Ordinance No. 176 that will be reviewed at the Planning Commission's February monthly meeting.

Bittersweet

Mr. Woessner noted that Bittersweet should be taken off the books due to lack of plan activity since December, 2009. Ms. Brown stated that she can look into sending notification to the developer.

Wind Turbines

Mariea Geho, Vice Chair of the Board of Supervisors, asked if the solar ordinance can be updated to allow wind turbines to be attached to building. This item can to be examined further.

Northern Federation Update

There is no Northern Federation update.

Historical Commission Update

There is no Historical Commission update.

Pottstown Metropolitan Regional Planning Committee

There is no Pottstown Metropolitan Regional Planning Committee update.

The Planning Commission agreed to have a workshop meeting on Thursday, February 10, 2011 at 7:00 p.m. for continued review of the revised Subdivision and Land Development Ordinance.

**ADJOURNMENT**

Mrs. Alexis moved to adjourn the monthly meeting at 10:25 p.m. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary