

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 21, 2009
(Approved February 18, 2009)

The Planning Commission held their monthly meeting on Wednesday, January 21, 2009. Present for the meeting were Walter Woessner, N. Lance Parson and Kathryn Alexis. Harold Kulp was not present. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer.

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

CITIZENS COMMENTS

There were no citizen comments.

1. MINUTES

Mrs. Alexis moved to approve the second draft minutes of the December 17, 2008 monthly meeting as presented. Mr. Woessner seconded the motion. The motion carried with a 3-0-0 vote.

2. 88 WELLS ROAD, LLC

Francis X. Digian of Edward B. Walsh and Associates, Inc. was present

There was a review of the 88 Wells Road, LLC preliminary plan dated December 2, 2008.

First discussed was the ARRO Consulting, Inc. letter dated January 7, 2009. Mr. Digian noted that a lot of the items have already been addressed. Mr. Digian noted that the Phase 1 archaeological study of the canal bed has been completed and provided copies of the study. Mr. Digian noted that no historical significance of the canal bed was found.

Item 6 on the ARRO Consulting letter was noted and Mr. Digian noted the required information has been provided.

Mr. Woessner noted the potential need for a waiver from the widening along Wells Road.

Mr. Woessner moved to recommend a waiver from Section 406.7 of the Subdivision and Land Development Ordinance to allow for no road improvements on the 409' of the SE portion of Wells Road. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

Mr. Woessner provided comments as found below:

- A fence is located in the middle of the easement
- A gate should be provided to the soccer area
- A soils study should be done on the 4 feet of fill that will be brought onto the site
- Landscape screening must be at least 8' high

- Handicap parking area needs modifications

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

H2O Grant for Phase II Sewer Project

Mrs. Alexis moved to authorize signature of the letter to the Township Manager certifying that the East Coventry Road/Earl Drive/Buckwalter Road Area Sanitary Sewer Extension (Phase II sewer) is in compliance with the comprehensive land use plans. Mr. Woessner seconded the motion. The motion carried with a 3-0-0 vote.

Limerick Comprehensive Plan

There was a review of the proposed Limerick Comprehensive Plan. The following comments were provided by Mr. Woessner.

Population

Where do the numbers come from?

Page 21

Editorial change: First paragraph, second sentence “To counter the treat Limerick....”
Should be – “To counter the threat Limerick....”

Page 32

Fire Company: “Both companies are funded by the townships fire tax”
Should be- “Both companies are funded by the township’s fire tax”

Page 48

BOWMAN TRACT

The photo of the sign implies it’s “Limerick Bowmen”

Page 91

Housing

A Provide opportunities for a variety of living environments

4. Encourage a variety of housing to meet the needs of people with different...

Comment: There’s no discussion of meeting Fair Share criteria

Page 112

Housing: “The township should also encourage the type and density of housing needed to meet the needs of all Limerick residents”

Comment: There’s not discussion of Fair Share criteria

Page 116

Protect Riparian Corridors

“The county recommends that the corridor extent 75’ form the end of the stream”

Comment: Not 100’

Page 126

“BIO-LOGS” – eliminates need to discharge stormwater pipes into streams”

Comment: What's a BIO-LOG? What's with the stormwater pipes into streams?

Page A21

Item 8 – Fair share question – not answered

Page A24

Item 4 – Fair share question – not answered

Page A29

Item 6 – “....willing to swop their lands”should be....”willing to swap their lands”

The Planning Commission recommended the editorial comments be forwarded to Limerick Township.

Route 100 Study

Mr. Parson noted the plan is good in theory but does not expect to see it happen and Mrs. Alexis stated it is a master plan. Mr. Parson stated items in the plan are more likely to occur north of Route 422.

Proposed Ordinance

There was a discussion regarding proposed Ordinance No. 153 which amends the Zoning Ordinance, in particular the section that addresses political signs.

Mrs. Alexis asked why the sign size is being increased. The Planning Commission was not in agreement with the extended times to be able to leave up signs after an election. Ms. Brown provided the Planning Commission with a PSAT's article addressing the issue discussed court cases that address local regulation of political signs. She indicated proposed Ordinance No. 153 expands the restrictions to be consistent with a Pennsylvania case that found the restriction did not violate the First Amendment. The issue of political signs becomes a constitutional, first amendment issue.

The right-of-way references need to be clarified throughout the ordinance if it is changed for the political signs

Subdivision and Land Development Ordinance

Mr. Flaharty stated that their office and the Township Solicitor's office are working on amendments to the SALDO and a complete list of recommended changes will be brought to the Planning Commission for review. Mr. Woessner handed out his memo WJW 90115/21 containing SALDO amendments.

Painter Tract

Mr. Woessner noted the letter from Wisler Pearlstine dated January 12, 2009 regarding the Painter Tract. Mr. Woessner stated that Item 12 would require a variance because it is found in the Zoning Ordinance. It was suggested that a restriction on outside storage of trash receptacles also be addressed in the Association documents.

Annual Report

Mr. Woessner noted the Planning Commission Annual Report and everyone was in agreement with the report and signature will take place at the next meeting.

Reorganization

Mr. Parson moved to have the positions of Chairman, Vice Chairman and Secretary remain the same for 2009. Mr. Woessner seconded the motion. The motion carried with a 3-0-0 vote.

Mr. Woessner requested the open position on the Planning Commission be posted on the township website.

Karen Nocella, Chair of Parks and Recreation, stated that she is talking to a local resident about providing an easement to the township. Mr. Woessner noted the item would need to be brought before the Board of Supervisors.

The letter from East Vincent dated December 30, 2008 inviting the Planning Commission to discussion regarding the master plan and business development opportunities of the Route 724 Corridor. Mr. Kulp, Mr. Parson, Mr. Woessner and Mrs. Alexis plan to attend.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:20 p.m. Mr. Woessner seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary