

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 7, 2008  
(Approved March 19, 2008)

The Planning Commission held their monthly meeting on Thursday, February 7, 2008. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, N. Lance Parson, and Kathryn Alexis.

Mr. Kulp called the meeting to order at 7:04 p.m. and the pledge was recited.

Mrs. Alexis moved to approve the February 7 2008 Planning Commission agenda as amended. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote. Amendments are adding Northern Federation discussion and Pottstown Metropolitan Regional Planning Committee discussion to end of agenda.

#### CITIZENS COMMENTS

There was no public comment.

#### 1. REORGANIZATION

Mr. Parson moved to appoint Mr. Kulp to position of Chairman. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Kulp moved to appoint Mr. Woessner to position of Vice Chairman. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to appoint Bonnie Frisco to position of Secretary. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

#### 2. ANNUAL REPORT

Mr. Woessner moved to accept the 2007 annual report as presented. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

#### 3. PROPOSED ZONING ORDINANCE

There was a review of the proposed zoning ordinance.

There was a review of comments received from Mr. Woessner and Mrs. Alexis.

Discussed revisions:

##### Article I

- Section 105 – Repealer – This section conflicts and should be altered or changed – it is not the intent to repeal as stated

##### Article II

- Adult-Oriented Use – This definition needs further clarification – *significant portion* is not measurable and probably not enforceable
- Agriculture – add dogs for insurance against kennels

- Agriculture, Intensive – remove ‘shall’ from between ‘farming’ and ‘include’ in the second sentence
- Agricultural Products – This definition should reference Section 1313.R. No reference to greenhouses, flowers, etc – the 40% needs further defining
- Bus Shelter – change ‘three sides’ to ‘two sides’
- Caliper – remove this definition
- Clear Sight Triangle – needs further clarity
- Common Open Space or Open Space – showing inconsistencies with other sections of the ZO and SALDO
- Comprehensive Plan – include the date of the Comprehensive Plan
- DBH – The diameter of a tree at breast height measured 4.5 feet from the ground surface. SALDO is 3.5’ and will be changed to 4.5’
- Development and Land Development - to be combined for clarity or change Development
- Feedlot – need further clarification
- Floor Area, Habitable – remove ‘gross’ in the first sentence
- Garage – changes to be made to address the inclusion of house garage in definition of garage
- Geology and Watershed Boundaries Map should be Geology and Watershed Boundaries Map
- Historic Site – needs further clarification, how is a ‘significant event’ determined
- Home-based Business, No Impact – Section F – change ‘seage’ to ‘sewage’
- Kennel – reference to cats, or similar domesticated animals should be eliminated
- Lot, Interior – add ‘lawful’ before ‘pre-existing’
- Noxious Vegetation – add tree of heaven and poison ivy
- Parking Space – remove ‘located outside of a street right-of-way’ – part of definition to read ‘.....five percent (5%) the dimensions of which are consistent with Section 1305.B.1 of this Chapter.....’
- Prime Agricultural Soils should be Prime Agricultural Soils

#### Article VIII

- Section 804.C.4 needs further clarification
- Change references to ‘multi-family’ to ‘multi-unit’

#### Article XIV

- Section 1403 – Remove the ‘A’ from Section 1403.A
- Section 1400.C.2 – in last sentence change ‘be’ to ‘by’

#### Article IX

- Verbiage found in Section 1104.F is to be placed in Article IX

#### Article X

- Kennels have been added but not provisions for setbacks

#### Article XIII

- Section 1313.N.1.b(2) – change ‘dusk’ to ‘sunset’

#### **4. ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

##### Wineberry Estates

Mr. Woessner stated that it had come to his attention that Gambone is not going to follow through with the Wineberry Estates project and stated he heard the property may possibly be acquired for open space through grants.

##### Northern Federation

Mr. Kulp noted minutes from the Northern Federation and briefly reviewed a list of projects the Northern Federation may consider.

##### Pottstown Metropolitan Regional Planning Committee

Mr. Parson stated that the proposed increased in housing density did not pass at the recent Pottstown Metropolitan Regional Planning Committee meeting.

#### **5. ADJOURNMENT**

A zoning taskforce meeting is scheduled for February 12, 2008 and the next Planning Commission meeting will be held February 20, 2008.

Mrs. Alexis moved to adjourn the monthly meeting at 10:40 p.m. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary