

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 10, 2011
(Approved March 16, 2011)

The Planning Commission held a workshop meeting on Thursday, February 10, 2011. Present for the meeting were Walter Woessner, Kathryn Alexis, Lawrence Tietjen and Harold Kulp. N. Lance Parson was not present. Also present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor, and Eugene Briggs of ARRO Consulting, Inc., Township Planner.

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

CITIZENS COMMENTS

There were no citizens' comments

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of amended Subdivision and Land Development Ordinance

There was a review of the proposed Amended Subdivision and Land Development Ordinance starting with page 146. The Planning Commission first reviewed a handout prepared by Eugene Briggs containing John Yurick's proposed language for provisions relating to traffic engineering.

Comments to the proposed Amended Subdivision and Land Development Ordinance were as follows:

Page	Section	Section Title	Comment
		Snow Accumulation Easement	The Planning Commission has elected not to require a snow accumulation easement on the recommendation of the Public Works Director, Township Manager and Township Engineer.
118	406	Street Right-of-Way Widths	Use language proposed by Mr. Yurick and Mr. Briggs, with the following change: delete the parentheses around the word "access" in the second to last line.
120	410.3	T-Intersections	Use Mr. Yurick's language; add "not less than" in Section 410.3.B; Planning Commission to review proposed language and provide additional comments prior to next Planning Commission meeting; delete the words "whenever practical," in Section 410.3.F.
120	410.4	Street Intersections	This Section should be reworked; Mr. Yurick to provide diagrams that give a visual depiction of the examples set forth in the narrative description; change "far-light" to "far-left" in Section 410.4.C; correct reference to Section 410.A at the end of that Section.
128	419	Parking Areas	Proposed language in Section 419 prepared by Mr. Yurick under subsection A should not belong in the SALDO; should specify how large a parking space should be (dimensions); change from 6 units to 3 in 219.2.B; Mr. Yurick to look at the ADT (Average Daily Traffic Volume) for 3 units per gross acre. Planning Commission felt the proposed language reflects a drastic departure from the Township's practices today and that a 28-foot

			cartway should only allow for parking on one side of the street, not both sides. Planning Commission requested that subsection C be revised so that on-street parking is only permitted where a parking lane is provided. Planning Commission agreed to do further review and provide any additional comments it had to forward to Mr. Yurick prior to the next Planning Commission meeting.
129-130	421.2 and 421.6	Sewer Treatment and Disposal	Mr. Briggs' language to be added; wording to be consistent with Chapter 18; add a reference to uses where public sewer is required; add a definition of public sewer.
133	423	Other Utilities	Revise Mr. Briggs' language to delete "at or behind the ultimate right-of-way line" and insert "a minimum setback of 2 feet from the curb and 4 feet from the edge of the cartway". The objective is to have the utility poles within the ultimate right-of-way.
142	427.5.D	Security Lighting	Use Mr. Briggs' language, but add a not to exceed standard to the last sentence.
121	411.2	Single Access Street/Cul-de-Sacs	After the first sentence, add a provision stating that the distance applies to all phases of a phased development.
122	411.8	Single Access Street/Cul-de-Sacs	Minimum radius of 21 feet required; want to maintain same width of road inside the development as going around the cul-de-sac; right-of-way should be 63 feet.
122	411.9 and 411.13	Single Access Street/Cul-de-Sacs	Resolve the conflict in the numbers: 60 feet vs. 52 feet; to be referred to Mr. Yurick for resolution.
	428	Landscaping	Landscape screen requirements of old 428.8 have now been added as a new Section 428.11.
148	428.7	Multi-Unit, Commercial, Institutional and Industrial Landscaping	Reference 428.11 in subsection A; in 428.7.B, change caliper to 2½; shrubs to be placed based upon design, not kept in one particular place; subsection 428.7.C – remove "spaced" and replace with "provide" in subsections 1 and 2; change 10 feet to 15 feet; specify 2½ caliper; delete Section 428.7(c)(4).
148-149	428.8	Street Trees	In 428.8.B, change "shrubs" to "trees"; in subsection C(c)(1), delete "within a 4-foot wide planting strip located a minimum of" and replace with "between" before the reference to 2 feet and add "and 4 feet" before the term "outside"; subsection C(4) – delete "street" before the term trees; delete subsection (c)(8) and section (d).
152	428.13.C	Long Term Maintenance Plan for Street Trees, Landscape Screen and Parking Lot Landscaping	Revise subsection 13.C so the Township has the right but not the obligation to inspect and insert this in place of requiring periodic inspections.
153	428.15	Conservation of Existing Vegetation and Natural Features	Delete the entire first paragraph except for the last sentence and make the last sentence of the first paragraph subsection C and move it to the end of 428.15.
157	429.2.D	Trails	Mr. Briggs distributed trail design standards used in Montgomery County. Ms. Alexis inquired about equestrian trails and it was

			agreed that Mr. Briggs will review the Open Space Plan provisions regarding trails and look for guidance on what type of trail system should be adopted in East Coventry Township. Planning Commission will revisit this issue at its next meeting.
157	429.3.A	Historic Resources	For historic resources to be credited towards the Open Space requirement, they must meet the .02 acre requirement; Mr. Briggs to revise this language.
158	430	Construction Sequence	Clarify that the construction sequence requirements are only applicable to major subdivision; title of section to change; delete Section 430.4.
165	503.5	Interior Streets	Change “site” to “lot”; ask Brady Flaharty to determine what grade percentage would be acceptable. Do we need a grade at 1%?
165	504.3	Grade	Delete “and” appearing in the second line and insert “except that they” in its place.
172	517.1.A	Permits, Fees and Inspections	Delete “The Board of Supervisors shall have granted the applicant” and replace with “The Applicant shall have been granted”.
173	518	Discontinuance	Add “a minimum of” between Township and “one year” in the third line.

The Planning Commission intends to review Part 6 at its next meeting.

ADJOURNMENT

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

Bonnie L. Frisco
Secretary