

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 18, 2009
(Approved March 18, 2009)

The Planning Commission held their monthly meeting on Wednesday, February 18, 2009. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson and Lawrence Tietjen. Kathryn Alexis was not present. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer.

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

CITIZENS COMMENTS

There were no citizen comments.

Mr. Woessner moved to approve the February 18, 2009 agenda. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

1. MINUTES

Mr. Woessner moved to approve the third draft minutes of the January 21, 2009 monthly meeting as presented. Mr. Parson seconded the motion. Mr. Kulp abstained due to his absence at the January 21, 2009 meeting and Mr. Tietjen abstained due to the fact that he was not on the Planning Commission at that time. The motion failed and was tabled.

2. 88 WELLS ROAD, LLC

Bereth Graeff of Beatty Lincke, counsel for the applicant, was present, as well as Jim Neuber and Richard Kentwell.

There was a review of the 88 Wells Road, LLC preliminary plan last revised January 28, 2009.

Ms. Graeff noted the outstanding issue of the widening of 88 Wells Road. Ms. Graeff said the road reconstruction is not a valid conditions be off-site improvements are not required. Ms. Graeff offered three options and they are as follows:

- Option 1: Widening the road along their frontage by approximately 2 feet and relocate utility poles to comply with ordinance requirements.
- Option 2: Offer the Township a fee-in-lieu of the work associated with Option 1.
- Option 3: Construction of the cul-de-sac on Wells Road and the vacation of the portion of Wells Road to the east of the Olson property

The Planning Commission offered that they are in support of 88 Wells Road, LLC installing the cul-de-sac on Wells Road in lieu of the road widening. Mr. Woessner noted the

application should determine the cost of the cul-de-sac as it pertains to trading off with the other road work.

Mr. Parson moved to recommend the applicant appear before the Board of Supervisors with the three (3) options along with cost estimate information including cost of road reconstruction. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner offered comments as found below:

- Change car/wheel stops on Sheet 10
- The steps material is not listed. It was confirmed the steps will be concrete
- Right angle bend on clean out

Ms. Brown noted the Planning Commission may want to address the Phase 1 Archeological Study.

Mr. Woessner moved to recommend that the Board approve the Historical Investigation prepared by A.D. Marble and Company as fulfilling the intentions of the Board motion for a Phase 1 Archeological Study since the canal contains fill from some unknown source. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

3. BERKEY-HIGH SUBDIVISION

Mr. Woessner moved to accept for review the Berkey-High Subdivision preliminary/final plan dated December 11, 2008. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Painter Tract

Mr. Woessner noted the Wisler Pearlstine letter dated January 26, 2009 concerning the Painter Tract. Mr. Woessner made inquiry of Comment #4 on Page 5 noting that dedication of Open Space Areas A-D would be given to the Association.

Grass Pavers

Mr. Woessner noted the information he provided regarding grass pavers.

Planning Commission Annual Report

The Planning Commission Annual Report was approved at an earlier meeting and Mr. Kulp has signed such document.

Subdivision and Land Development Amendments

Mr. Flaharty noted that he is in the process of working with the Township Solicitor's office on amendments to the Subdivision and Land Development Ordinance.

Mr. Woessner moved to recommend making the sketch plan an option as opposed to the current mandatory sketch plan. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Trails

Karen Nocella, Chair of the East Coventry Parks, Recreation and Conservation Committee, was present. Mrs. Nocella stated that the access road on Meadowbrooke Hunt is recorded in the deeds and inquired if the township is liable if something happens if the emergency access is not constructed. Mr. Flaharty stated that the Solicitor has noted that the affected property owners would have to sign waivers and indemnification documents where necessary. Mrs. Nocella recommended that area remain an easement and be used as a trail.

Mr. Kulp noted that the next Planning Commission meeting is scheduled for March 18, 2009.

Mr. Kulp noted that the Northern Federation is working on trails and grants.

Mr. Kulp noted that he has received information regarding gas lines and noted cautions of where to dig.

Mr. Kulp noted he received documentation regarding GIS training.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 8:45 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary