

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 15, 2009
(Approved May 20, 2009)

The Planning Commission held their monthly meeting on Wednesday, April 15, 2009. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis, N. Lance Parson and Lawrence Tietjen. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Ken Yerger of Carroll Engineering, Alternate 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 agenda with the addition of discussion regarding Subdivision and Land Development Ordinance amendments and Bittersweet on Schuylkill, LLC. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

1. MINUTES

Mr. Woessner moved to approve the second draft minutes of the March 18, 2009 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

2. PAINTER TRACT "B"

Brown Vincent of Bentley Communities and Alan Zimmerman of Commonwealth Engineers, Inc. were present.

There was a discussion regarding the Painter Tract "B" preliminary plan last revised February 27, 2009.

Mr. Zimmerman noted that most of the comments found in the review letters could be addressed except for a couple of big issues. Mr. Woessner noted concern of the lack of stormwater facilities. Mr. Zimmerman noted that the density would have to be decreased with the current Township's stormwater requirements. Ms. Brown stated that these items are zoning items and would need to be addressed with the Zoning Hearing Board and the Planning Commission cannot override the zoning requirements.

Mr. Woessner stated that stormwater beds should not be placed under the road in the right of way and also noted sight distance issues into the parking lots. Mr. Zimmerman suggested one large parking areas and the Planning Commission felt that there should be several parking areas.

The applicant stated he would have to address density/funding issues with the property owner.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Bittersweet on Schuylkill, LLC

Mr. Woessner noted the Zoning Hearing Board application for Bittersweet on Schuylkill, LLC. Ms. Brown stated that Mark Hosterman will be attending such hearing on April 23, 2009 to oppose due to the on-lot sewage issue. Mr. Woessner noted that there are soils issues with this property since the area where the building is proposed is all Seasonally High Water Table soils

Subdivision and Land Development Ordinance Amendments

Ms. Brown noted that it would be preferred if the Solicitor's office could get the consultant review letters in more advance of the meetings so they may review the consultant letters before preparing their review letter. This item will be discussed further. Ms. Brown noted that there will be changes to the definitions in the Subdivision and Land Development Ordinance.

Landscapes

Mr. Woessner noted the he, Mrs. Alexis and Mr. Kulp attended the Landscapes meeting at Warwick and noted that Landscapes will be providing their information on-line.

Wineberry

Mr. Parson noted that Mr. Roland asked the Pottstown Metropolitan Regional Planning Committee to provide a resolution of support for the Wineberry property grant application and the request received positive response from the Committee.

Northern Federation

Mr. Kulp noted that a speaker from Natural Lands Trust provided a presentation at the last Northern Federation meeting.

Pickering Trust

It was noted that the Pickering Trust will be holding a reception on April 22, 2009 from 7pm-9pm and gardening questions will be answered at this event.

Mr. Kulp stated the next Planning Commission meeting is scheduled for May 20, 2009.

Mr. Woessner requested that Pottstown Metropolitan Regional Planning Committee and Historical Commission updates be added to the Planning Commission agendas.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 8:05 p.m. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary