

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 16, 2008
(Approved May 21, 2008)

The Planning Commission held their monthly meeting on Wednesday, April 16, 2008. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson and Kathryn Alexis.

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

CITIZENS COMMENTS

Bruce Marvel and James Stauffer were present and noted a property on Route 724 that Mr. Marvel was considering purchasing. The property is next to Leisure Equipment. Mr. Marvel would like to have a contracting business at this site. The Planning Commission noted the property would be taken into consideration with the proposed zoning changes.

1. MINUTES

Mr. Woessner moved to approve the minutes of the March 19, 2008 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Kulp moved to approve the agenda as presented. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote. Mr. Kulp noted he would like to add a few items regarding the Northern Federation at the end of the meeting.

2. NEUMAN SUBDIVISION (a.k.a Ridgefield Estates)

The Planning Commission reviewed and authorized the Chairman to sign of Component 4A of the Neuman Subdivision sewage facilities planning module.

3. SCHOLLENBERGER SUBDIVISION

Ms. Joy Schollenberger and Mr. Jeff Schollenberger were present.

It was requested the spelling of the last word in Note 4 on the plan be corrected.

After clarifying that the note on the drawing defining the combination of the lots was the language prepared by the Township Solicitor, Mr. Woessner moved to recommend preliminary/final plan approval of the Schollenberger minor subdivision in accordance with draft resolution dated April 10, 2008. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

4. PAINTER TRACT

Mr. Ross Unruh, counsel for the applicant, and Mr. Scott Emerson of Bentley Communities was present.

There was a discussion regarding the application for the Painter Tract sketch plan dated February 8, 2008.

Concerns were noted regarding the responses to Items #9 and #18 at the March meeting. Item #9 is showing a response of n/a to question, Will construction of building be undertaken immediately? Further clarification is needed. Item #18 states that a plan has not been submitted previously to the municipality and indeed a previous plan had been submitted to the municipality. An E-mail clarifying the correct responses was available at the April meeting.

There was a review of the Painter Tract sketch plan dated February 8, 2008 in accordance with alternate Township Engineer, Carroll Engineering, Ken Yerger, Jr, letter dated April 7, 2008, Traffic Engineer letter dated April 8, 2008 and Township Planner April 7, 2008.

There was discussion regarding adding extra parking and there was a suggestion of placing more parking in an open space area. It was noted that standard perpendicular parking spaces are specified to be 19' but handicap spots are specified to be 20'. Mr. Woessner noted the development sign is down on the ground and Mr. Emerson stated he would have that taken care of. Mr. Woessner noted a 20' planted buffer is required around the whole development. Mr. Woessner noted a low spot that would cause a water issue and noted it would need to be graded properly for drainage away from the existing residential lots.

There was a discussion concerning the ultimate right-of-way on Ellis Woods Road; the applicant is planning on not offering the full 30' per the SALDO since it might have an impact on density.

There was also a discussion concerning the calculation of Open Space. The Planning Commission interprets the SALDO to use Gross Tract Area and the developer uses Net Tract Area.

It was recommended the applicant discuss the proposed Painter Tract plan with the Parks and Recreation Committee at the April 22, 2007 meeting.

The applicant will address the comments and resubmit a revised plan for review which will move the entrance to the tract to be opposite to Harley Road.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Northern Federation

Mr. Kulp noted the proposal of suggested programs was discussed at the April 8, 2008 Northern Federation meeting. Mr. Kulp stated that Items 1, 5 and 9 were put together as one item, Items 13, 14, 12, and 2 were dismissed and a trail master plan was added. Mr. Kulp noted concern that trails may potentially go through public property.

ADJOURNMENT

The next Planning Commission monthly meeting will be held May 21, 2008.

Mr. Kulp moved to adjourn the monthly meeting at 8:20 p.m. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary