

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MAY 18, 2011
(Approved June 15, 2011)

The Planning Commission held their monthly meeting on Wednesday, May 18, 2011. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, Kathryn Alexis, and Lawrence Tietjen. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

Mariea Geho, Vice Chair of the Board of Supervisors, was present.

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

CITIZENS COMMENTS

There were no citizen comments.

1. MINUTES

Mr. Woessner moved to approve the second draft minutes of the April 20, 2011 monthly meeting as amended. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Amendments being:

- Review of proposed Subdivision and Land Development Ordinance
 - Item 2 - change 'log' to 'lot'
 - Item 12- change 'nor more' to 'not more than'

2. SUBDIVISION AND LAND DEVELOPMENT

Telvil Hall (South)

Matthew Mack of Ludgate Engineering and John Garis of John Garis Homes were present.

There was review of the waiver request letter for Telvil Hall (South) in accordance with Township Engineer letter dated May 4, 2011 and Traffic Engineer letter dated April 27, 2011. None of the waivers were acted on.

Mr. Woessner noted that the waiver request for sidewalks and curbs does not apply to this project since it is a minor subdivision.

There was a lengthy discussion regarding the plantings and Mr. Mack and Mr. Garis noted the cost involved if the planting requirements were not waived. Mr. Mack noted that the plantings may not be desirable depending on who the property is marketed to. Mr. Briggs noted that there is a provision in the ordinances for credits for existing vegetation. Mr. Woessner did note that he did not have an issue with waiver from buffering. Mr. Mack noted that the applicant is amendable to providing the street trees. Mr. Mack will re-file a waiver letter to address the plantings issue.

There was a review of the Telvil Hall (South) preliminary/final subdivision plan dated February 8, 2011 in accordance with Township Engineer letter dated May 5, 2011, Traffic Engineer letter dated April 27, 2011 and Township Planner letter dated May 6, 2011.

Mr. Mack noted that comments in the review letter will be complied with. Mr. Mack inquired about Item #6 on McMahon's letter dated April 27, 2011 and it was clarified that a utility pole is not considered an obstruction as stated in reference correspondence.

Ms. Brown provided an overview of the Wisler Pearlstine LLP review for Telvil Hall (South) letter dated May 18, 2011.

- Correction to Item 7 - relocation of utilities poles to be outside of the clear distance line and inside with right-of-way - to be changed to 4' to comply with the proposed SALDO.

Telvil Hall (North)

There was a review of the waivers for Telvil Hall (North) in accordance with Township Engineer letter dated May 4, 2011 and Traffic Engineer letter dated April 27, 2011.

The waiver requests will be re-filed. It was noted that waivers from Sections 403.1.D and 420 of the Subdivision and Land Development Ordinance apply only to Telvil Hall (North).

There was a review of the Telvil Hall (North) preliminary/final subdivision plan dated February 8, 2011 in accordance with Township Engineer letter dated May 5, 2011, Traffic Engineer letter dated April 27, 2011 and Township Planner letter dated May 6, 2011.

Mr. Mack noted that comments in the review letter will be complied with. Mr. Mack noted Comment No. 27 in ARRO Consulting, Inc's Engineering Review letter and stated that the driveway will be removed.

Ms. Brown provided an overview of the Wisler Pearlstine LLP review for Telvil Hall (North) letter dated May 18, 2011.

- Correction to Item 7 - relocation of utilities poles to be outside of the clear distance line and inside with right-of-way - to be changed to 4' to comply with the proposed SALDO. Monies should be escrowed for the relocation of utility poles if road is widened
- Correction to Item 6.b – change 'Lots N1 and N2' to 'Lots S1 and S2'

The applicant will update waiver request letter and make changes to the plans for further review.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Zoning Hearing Board Application for John and Carole Anne Doering of 68 Christman Court

There was a review of proposed amendments to the Zoning Ordinance concerning wind turbines on buildings.

Concerns noted were:

- The removal of the large Penn oak – potential historical value
- Ample space is provided if addition would be relocated
- Proposed in-law suite is larger than the existing home

- Potential for two dwellings
- The well shown appears to be on another property

Mrs. Alexis moved to recommend the Zoning Hearing Board deny the application of John and Carole Anne Doering for a variance and special exception relating to the construction of an in-law suite on the land located at 68 Christman Court for the following reasons:

1. The proposed use as a single-family semi-detached dwelling unit is not permitted in the FR Farm Residential District
2. Section 413.1A only permits encroachments into the Steep Slope Conservation District where the use is permitted by right, special exception or conditional use
3. The requirements of Section 1506.C have not been satisfied
4. No hardship has been demonstrated to support a variation from the building setback requirements and an encroachment into precautionary steep slopes
5. Concern with the removal of a tree 60” in diameter, which would violate Section 428.9 of the Subdivision and Land Development Ordinance
6. Concern that no well is shown on the subject property and instead is located on the neighboring lot

Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Northern Federation Update

Mr. Kulp noted that protection of open space was discussed at the last Northern Federation meeting and the benefits of open space.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission met last week and discussed the revised SALDO with Jane Davidson and Jane will forward comments to the Township Manager.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted an item before the PMRPC for the hiring of a Regional Recreation Coordinator through a circuit rider program funded by the Penn Foundation. Mr. Parson noted that the salary would be funded by Penn Foundation in decreasing levels for a span of five years. Mr. Parson noted concern of after the five years, who pays the salary. Mr. Parson stated that he is opposed.

Mr. Kulp stated that the next Planning Commission meeting will be held June 15, 2011 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 9:40 p.m. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary