

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JUNE 15, 2011
(Approved July 20, 2011)

The Planning Commission held their monthly meeting on Wednesday, June 15, 2011. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, and Lawrence Tietjen. Kathryn Alexis was not present. 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 7:02 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 May 18, 2011 monthly meeting as amended. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Amendments being:

- Telvil Hall (South)
 - To the end of the third paragraph add “since it is a minor subdivision”.

2. SUBDIVISION AND LAND DEVELOPMENT

Telvil Hall (North)

Bryan Hunsberger of Telvil Corporation was present.

Mr. Woessner requested that the consultant letters be sent to the applicants in word format so they may enter responses directly onto them so it is easier to review.

There was discussion regarding recommending waivers for Telvil Hall (North) in accordance with Township Engineer letter dated June 7, 2011.

There was lengthy discussion regarding Section 428 which addresses landscaping.

The following motion was the result.

Mr. Woessner moved to recommend the Board of Supervisors grant to the Applicant a modification of the application of Section 428 of the East Coventry Township Subdivision and Land Development Ordinance for the Telvil: Hall (North) land development project, based upon the unique characteristics of the lots, in the following respects and subject to the following conditions:

- That all landscaping work for Lot N2, as required by §428 of the SALDO, shall be installed by the developer of Lot N2 and shall be completed in accordance with the approved preliminary/final plans prior to the issuance of a certificate of occupancy for the dwelling constructed on the lot.
- That prior to the issuance of a certificate of occupancy for the dwelling, all landscaping work shall be inspected and approved by the Township Engineer as being satisfactory and meeting the criteria of SALDO §428, including, without limitation, the size and type of plantings required by SALDO §428.6, which shall be identified and listed on the approved preliminary/final plans.
- That the Applicant be granted a waiver of §428 in its entirety as to Lot N1 only.
- That the Applicant be granted a waiver of §428.6 only as to the quantity of plantings required on Lot N2, which shall be as follows: six (6) evergreen trees; six (6) deciduous trees; and twenty-four (24) shrubs.
- That the Applicant be granted a waiver of §428.1 in its entirety as to both lots.
- That all existing trees be retained and during construction the developer shall protect the existing trees in accordance with §428.9.B.

Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

It was determined that waiver requests from Section 406.7 (to only require the dedication of additional right-of-way) and Section 304.3.A(10) (to allow a new preliminary plan to not be submitted with the submission of additional waivers) were not necessary.

Mr. Woessner moved to recommend waiver from Section 428.1 to not provide landscape screening and buffering. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Subsequently, this action was included in the waiver recommendation from Section 428.

Mr. Woessner moved to recommend a waiver from Section 403.1.D to allow Lot N1's lot depth to exceed three (3) times its lot width. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend a waiver from Section 420 to allow the existing historic stone wall along the Creamery Road frontage of Lot N1 to remain, conditioned upon said wall being repaired to the satisfaction of the Township Historical Commission. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Hunsberger noted that the stone wall has been fixed and Mr. Tietjen noted that the Historical Commission has taken pictures of the repaired wall but not has provided an approval of such as of yet.

Ms. Brown made note that the language on the waiver request matrix appearing on Sheet 1 of the plans did not mirror the text as found in the Subdivision and Land Development Ordinance.

There was a review of the Telvil Hall (North) preliminary/final subdivision plan dated February 8, 2011 last revised May 23, 2011 in accordance with Township Engineer letter dated June 7, 2011, Traffic Engineer letter dated June 6, 2011 and Township Planner letter dated June 3, 2011.

Mr. Woessner's comments:

- Page 19 – add the date of the proper ordinance
- Conservation easement should be noted on the plan

Referencing the Solicitor letter dated June 13, 2011, Ms Brown noted that Item 8 would only apply if Telvil Hall-South was not approved or was approved sometime after by Telvil Hall-North was approved.

Telvil Hall (South)

There was discussion regarding recommending waivers for Telvil Hall (South) in accordance with Township Engineer letter dated June 7, 2011.

The following motions resulted:

Mr. Woessner moved to recommend the Board of Supervisors grant to the Applicant a modification of the application of Section 428 of the East Coventry Township Subdivision and Land Development Ordinance for the Telvil: Hall (South) land development project, based upon the unique characteristics of the lots, in the following respects and subject to the following conditions:

- That all landscaping work for Lot S1 and Lot S2, as required by §428 of the SALDO, shall be installed by the developer of such lot(s) and shall be completed in accordance with the approved preliminary/final plans prior to the issuance of a certificate of occupancy for the dwelling constructed on the lot.
- That prior to the issuance of a certificate of occupancy for the dwelling, all landscaping work shall be inspected and approved by the Township Engineer as being satisfactory and meeting the criteria of SALDO §428, including, without limitation, the size and type of plantings required by SALDO §428.6, which shall be identified and listed on the approved preliminary/final plans.
- That the Applicant be granted a waiver of §428.6 only as to the quantity of plantings required on the lots, which shall be as follows for each lot: six (6) evergreen trees; six (6) deciduous trees; and twenty-four (24) shrubs.
- That the Applicant be granted a waiver of §428.1 in its entirety as to both lots.
- That all existing trees be retained and during construction the developer shall protect the existing trees in accordance with §428.9.B.

Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

It was determined that waiver request from Section 406.7 (to only require the dedication of additional right-of-way) was not necessary and waiver from Section 428.1 (landscaping and buffering) will be addressed under Section 428.

Mr. Kulp moved to recommend waiver from Section 304.3.A(10) to not have a new preliminary plan submitted with a new 90-day review period applied and the escrow recharged due to additional waiver requests. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 403.1.D to allow Lot S1 and Lot S2's lot depth to exceed three (3) times its lot width. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote

There was a review of the Telvil Hall (South) preliminary/final subdivision plan dated February 8, 2011 last revised May 23, 2011 in accordance with Township Engineer letter dated June 7, 2011, Traffic Engineer letter dated June 6, 2011 and Township Planner letter dated June 3, 2011.

Mr. Woessner's comments:

- Page 19 – add the date of the proper ordinance
- Stormwater easements should be noted on the plan matrix

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of proposed amendments to the Zoning Ordinance concerning wind turbines on buildings

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

Comments noted were:

- Section A(3) – change 'the' to 'a'
- Section A(10) – in the first sentence place 'and side' between 'yard' and 'setback' and add 'maximum' between 'intervals' and 'to'
- Section B(4) – remove the last sentence
- Section B(7) – remove the last sentence and in remaining sentence add 'thickness' between 'minimum' and 'of one-quarter'
- Section B(11) – should be clarified that setback is referring to building setback, add 'a maximum' between 'at' and 'one hundred (100) foot intervals'

Mr. Woessner moved to recommend to the Board of Supervisors adoption of the proposed amendments to the Zoning Ordinance concerning wind turbines on buildings with the below changes:

- Section A(3) – change 'the' to 'a'
- Section A(10) – in the first sentence place 'and side' between 'yard' and 'setback' and add 'maximum' between 'intervals' and 'to'
- Section B(4) – remove the last sentence
- Section B(7) – remove the last sentence and in remaining sentence add 'thickness' between 'minimum' and 'of one-quarter'
- Section B(11) – should be clarified that setback is referring to building setback, add 'a maximum' between 'at' and 'one hundred (100) foot intervals'

Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Northern Federation Update

Mr. Kulp noted there was no update due to the cancellation of the last Northern Federation meeting.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission provided comments to the proposed amendments to the Subdivision and Land Development Ordinance and submitted such to the Township Manager and Mr. Tietjen inquired about the comment letter provided by the Solicitor and Township Planner's office and requested a copy and Ms. Brown noted that she will contact the Township Manager regarding such correspondence.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson stated that there was a lengthy discussion regarding the Regional Recreation Coordinator at the last Pottstown Metropolitan Regional Planning Committee meeting and it did not come up for vote but the other municipalities have concerns regarding this issue as well.

Mr. Kulp stated that the next Planning Commission meeting will be held July 20, 2011 at 7:00 p.m.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 10:10 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary