

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON AUGUST 7, 2008  
(Approved September 17, 2008)

The Planning Commission held their workshop meeting on Thursday, August 7, 2008. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, and Kathryn Alexis. Roy Kolb was not present.

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

**CITIZENS COMMENTS**

There was no public comment.

**1. CONSIDERATION OF DISCUSSION REGARDING PROPOSED ZONING ORDINANCE**

There was a review of the proposed zoning ordinance last revised May 20, 2008 and comments were noted as follows:

- There was lengthy discussion regarding the definitions of BASEMENT and BASEMENT, DAYLIGHT – recommended changes were to eliminate the last sentence in the definition of BASEMENT and remove the definition for BASEMENT, DAYLIGHT
- SECTION 101.E – add an apostrophe to the end of ‘residents’
- Definition of BUILDING – it was noted that the definition was not changed per previous discussion and it was recommended the definition be ‘Any structure, permanently located on the ground, having enclosing walls and a roof; a mobile home and a trailer used or to be used for human occupancy’
- Definition of FIRE LANE EASEMENT – there was discussion regarding this definition and there was an inquiry if this definition includes the provisions for an ‘emergency access easement’, this item will need to be investigated
- Definition – RIPARIAN BUFFER AREAS – there was question about ‘tributary streams’ and such item will need to get resolution and ‘fifty (50) feet’ is to be changed to ‘one hundred (100) feet’ based on pending legislation
- SECTION 418.A should be made to be consistent with definition of RIPARIAN BUFFER AREAS
- SECTION 1304.J which discusses fire lane easements – should be reviewed by the Fire Chief
- Discussion ensued regarding PARKING – Mr. Woessner provided memo WJW 80701 – Parking standards are to be changed accordingly and such calculations are to be based on the 9’ x 18’ standard and parallel parking length changed from 20’ to 23’
- SECTION 1305.D.4 – HANDICAP PARKING – These items to meet ADA requirements consistent with new spots in the Municipal parking lot
- SECTION 1305.E – MINIMUM OFF-STREET PARKING SPACE REQUIREMENT - Residential Uses – Single Family Attached, Multi-Unit – add note stating ‘All visitor parking spots are off-lot’
- SECTION 1313.L.14 – change the last word from ‘issuance’ to ‘placement’

- SECTION 1313.R.1.d – references ‘ground sign’ – there is no definition for ‘ground sign’ – this item needs to be addressed
- SECTION 1316.B – LOT AREA AND COVERAGE – This item is ambiguous and need added conditions – statement does not make it clear what the regulations are for Zoning Districts other than R-3 (with/without S & W)
- SECTION 1329.G – NOISE – Recommended changes found in the May 5, 2008 meeting minutes were not implemented – this item needs to be addressed
- Definition of ROOMING HOUSE – It was noticed that the definition of DWELLING excludes ROOMING HOUSES – but the word dwelling appears in the definition of rooming house – seems to be a conflict
- There is no definition for STABLE OR PRIVATE STABLE - either such definition is provided or maybe change the references to stable and private stable to barn. Private stable is mentioned in Section 1318.B.1

## **2. ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

The next Planning Commission meeting is to be held August 20, 2008 at 7:00 p.m.

## **3. ADJOURNMENT**

Mr. Woessner moved to adjourn the workshop meeting at 10:00 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary