

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 17, 2011
(Approved September 21, 2011)

The Planning Commission held their monthly meeting on Wednesday, August 17, 2011. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson, and Lawrence Tietjen. Kathryn Alexis was not present. Also, present was Marjorie Brown of Wisler Pearlstine, LLP.

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. Parson moved to approve the second draft minutes of the July 20, 2011 monthly meeting as amended. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Amendment:

- Zoning Hearing Board Decision – John and Carole Ann Doering – in the first paragraph, remove the last sentence

Agenda

It was requested the agenda be amended to add the following items:

Telvil Hall (South)

Type: Residential subdivision on Creamery Road

☞ Consideration of recommending the Board of Supervisors approve a resolution for the approval of the preliminary/final subdivision plan for Telvil Hall (South)

Telvil Hall (North)

Type: Residential subdivision on Creamery Road

☞ Consideration of recommending the Board of Supervisors approve a resolution for the approval of the preliminary/final subdivision plan for Telvil Hall (North)

In-Law Suites

☞ Consideration of discussion regarding proposed ordinance to address in-law suites

Mr. Woessner moved to approve the August 17, 2011 agenda as amended. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

2. SUBDIVISION AND LAND DEVELOPMENT

Telvil Hall (South)

There was a review of the Telvil Hall (South) preliminary/final subdivision plan dated February 8, 2011 last revised June 24, 2011 in accordance with Township Engineer letter

dated July 19, 2011, Traffic Engineer letter dated July 27, 2011, Township Planner letter dated July 19, 2011, and Township Solicitor letter dated August 10, 2011. The following motion resulted.

Telvil: Hall (South)

Mr. Woessner moved to recommend the Board of Supervisors adopt the Resolution Granting Approval of the Preliminary/Final Minor Subdivision Plan submitted by Telvil Corporation for the Telvil: Hall (South) Subdivision located at Creamery Road and Ellis Woods Road, as considered at the August 17, 2011 Planning Commission meeting, with the following changes:

- Revise Sheet 1 of the Plans to include the dates of the Zoning Ordinance and Subdivision and Land Development Ordinance in effect for and governing the Plans.
- Revise Sheet 1 of the Plans to remove the following language from the introductory paragraph to the General Notes section: “and are not intended as restrictions to run with the land”.
- Remove any conditions in Section C of the Resolution that are satisfactorily incorporated into the final revised Plans prior to their submission to the Board of Supervisors for its consideration.

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

Telvil Hall (North)

There was a review of the Telvil Hall (North) preliminary/final subdivision plan dated February 8, 2011 last revised June 24, 2011 in accordance with Township Engineer letter dated July 19, 2011, Traffic Engineer letter dated July 27, 2011, Township Planner letter dated July 19, 2011, and Township Solicitor letter dated August 10, 2011. The following motion resulted.

Mr. Kulp moved to recommend the Board of Supervisors adopt the Resolution Granting Approval of the Preliminary/Final Minor Subdivision Plan submitted by Telvil Corporation for the Telvil: Hall (North) Subdivision located at 75 Creamery Road, as considered at the August 17, 2011 Planning Commission meeting, with the following changes:

- Revise Sheet 1 of the Plans to include the dates of the Zoning Ordinance and Subdivision and Land Development Ordinance in effect for and governing the Plans.
- Revise Sheet 1 of the Plans to remove the following language from the introductory paragraph to the General Notes section: “and are not intended as restrictions to run with the land”.
- Identify the historic stone wall on Sheet 2 of the Plans.
- Remove the second sentence in Section C, Paragraph 4 of the Resolution.
- Amend the second sentence of the quoted language in Section C, Paragraph 5 of the Resolution and in the waiver matrix on Sheet 1 of the Plans to state as follows: “Documentation shall be provided confirming that the stone wall repairs

are made to the Township Historical Commission's satisfaction at the time of final inspection of the improvements made to Lot N1."

- Revise Section C, Paragraph 21 of the Resolution to insert "Lot N2" in place of the reference to "Lot N1".
- Remove any conditions in Section C of the Resolution that are satisfactorily incorporated into the final revised Plans prior to their submission to the Board of Supervisors for its consideration.

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

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of Zoning Hearing Board Application for Karl S. Smith for 664 Sanatoga Road

There was a review of the Zoning Hearing Board application for Karl S. Smith for 664 Sanatoga Road.

Ms. Brown noted that Mr. Briggs comments were:

- There was no map submitted with the application
- Questioned whether the property is in the floodplain
- Questioned what Zoning District the property was in

After the Planning Commission examined the location of the subject property on the tax map, Ms. Brown concluded the property does not appear to be located in the floodplain.

The Planning Commission had no comments regarding the Zoning Hearing Board application for Karl S. Smith for 664 Sanatoga Road other than that the math on lot size in the application was incorrect.

Review of proposed Ordinance No. 184 regarding Zoning Ordinance Amendments

Mr. Tietjen moved to recommend the Board of Supervisors postpone the public hearing on and consideration of adoption of Ordinance No. 184, currently scheduled for September 12, 2011, to enable the Planning Commission to obtain clarification on the following provisions and recommended changes to the Ordinance as currently presented:

Section I Amendments:

- Dwelling – consider removing the following phrase: "consisting of one or more dwelling units" appearing in the first line of the definition.
- Dwelling Types – consider amending this definition to delete all terms that relate to use rather than structure, including "condominium" and "apartment".
- Impervious Surface/Cover – consider inserting "or net lot" after "net tract" and before "area" in the last line of the definition.
- Lot Area, Net - consider removing the following phrase in subparagraph A: "to more than one (1) lot"; obtain clarification from the Township Engineer on subparagraph E.
- Lot, Corner – consider removing "or more" appearing after "two (2)" and before "streets" in the first line of the definition.

- Mitigation – provide clarification as to how compensation would be determined in subparagraph B of the definition.
- Tract Area, Gross – confirm this term is used in the Zoning Ordinance; if so, consider amending the definition to conform it to the revisions made to the definition of Lot Area. If the term is not used in the Zoning Ordinance, consider deleting it.
- Tract Area, Net - confirm this term is used in the Zoning Ordinance; if so, consider amending the definition to conform it to the revisions made to the definition of Lot Area. If the term is not used in the Zoning Ordinance, consider deleting it.

Section V Amendments:

- Delete “specified” in the first line of proposed §419.1.

Section VI Amendments:

- Regarding the proposed removal of §1306.D(3), provide clarification as to how §428.1.C of the SALDO interrelates to §428.6 of the SALDO regarding the minimum square footage for which parking area screening will be required and whether the removal of §1306.D(3) will impact this.
- If §1306.D(3) is removed, consider adding an amendment to renumber current §1306.D(4) to become the new §1306.D(3).

Mr. Woessner seconded the motion. The motion carried with a 3-0-0 vote. Mr. Parson had exited the meeting earlier in the evening therefore not present for any further votes.

Review of Sample Ordinances and Proposed Ordinances Regarding “In-Law Suites”

Ms. Brown noted the proposed Ordinance was modeled from the Franconia Township ordinance and suggested the Planning Commission consider whether “in-law suites” should be permitted by special exception in the LI and NC zoning district. This item was tabled to September’s Planning Commission meeting.

Northern Federation Update

Mr. Kulp noted that the Northern Federation has scheduled a special meeting for Tuesday, August 30, 2011 for Parks and Recreation Committees and Supervisors.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission is reviewing a permit application submitted by Exelon for a fence and mothballing at Fricks Lock Village. The Historical Commission is gathering comments regarding this.

Mrs. Geho noted that herself (along with Bernard A. Rodgers, Jane Davidson, Gail Brown and Dale Frens of Frens and Frens) were in Harrisburg on Tuesday for an informational hearing with PHMC regarding Fricks Lock Village.

Pottstown Metropolitan Regional Planning Committee

There was no update for the Pottstown Metropolitan Regional Planning Committee.

Gas Company

Mr. Kulp noted he received documentation from the gas company regarding gas lines. Mr. Kulp asked if there were any gas lines in the township and it was noted that there are gas lines along Old Schuylkill Road and Sanatoga Road.

French Pickering

Mr. Kulp noted an invitation he received for an auction to be held October 29 for French and Pickering Trust.

Mr. Kulp stated that the next Planning Commission meeting will be held September 21, 2011 at 7:00 p.m.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 10:30 p.m. Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary