

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON AUGUST 20, 2008  
(Approved September 17, 2008)

The Planning Commission held their monthly meeting on Wednesday, August 20, 2008. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, Kathryn Alexis and N. Lance Parson. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor.

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

Mrs. Alexis moved to approve the agenda as presented. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

**CITIZENS COMMENTS**

There were no citizen comments.

**1. MINUTES**

Mr. Woessner moved to approve the second draft minutes of the July 16, 2008 monthly meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

**2. NEUMAN SUBDIVISION (A.K.A. RIDGEFIELD ESTATES)**

There was a review of the Neuman Subdivision plan last revised August 4, 2008 in accordance with Township Engineer letter dated August 14, 2008 and e-mail correspondence dated August 14, 2008.

Stephen Kalis, counsel for the applicant, was present.

The August 20, 2008 McMahon Associates, Inc. review letter was noted. Mr. Kalis noted that a meeting was held with the applicant, Penn Dot, and McMahon Associates, Inc. to discuss the sight distance issue. A discrepancy was found between what is required and what is being provided. A portion of Route 23 has to be shaved down and the applicant must reapply for a Highway Occupancy Permit. Mr. Kalis noted that the Highway Occupancy Permit is only being amended not resubmitted.

Mr. Woessner noted items to be addressed on the plans.

- Sheet 7 – the 12” pipe should be 24” to agree with Sheet 17
- Sheet 4 – move the bus pad behind the sight distance line (applicant agreed to this)
- Sheet 10 – change SALDO section reference from 426.6.B to 428.6.B
- Sheet 16 – fence rail should be at least 2x4 and not 1x4 that is listed
- Sheet 21 - a house porch is noted – where is the house porch? The house coming down – the note should be removed

There was a discussion regarding final plan approval. Ms. Brown suggested an extension be granted and the plan be amended. Mr. Kalis noted he is not looking for Board approval of the plan but only looking for a favorable recommendation from the Planning Commission.

Ms. Brown noted issues with the appraisal, HOP and sight distance and stated the plan cannot be approved in its current state.

Mr. Kalis noted that the only HOP required by the township is the one they already have. Mr. Woessner noted the HOP permit is based on erroneous information and this item should be addressed before going to the Board of Supervisors.

Ms. Brown suggested the Planning Commission not recommend the plan tonight and noted the permit is not effective. Ms. Brown stated the conditions on the final plan resolution need to be beefed up to include a declaration regarding the responsibility of easements.

Mr. Parson moved to recommend final plan approval of Ridgefield Estates (a.k.a. Neuman Subdivision) in accordance with draft resolution dated August 14, 2008 as amended. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote. Amendments being:

- Condition 4 shall read 'General Note 30 on Sheet 5 indicates that the applicant is offering a fee-in-lieu of open space, which SALDO 426.3 allows. The actual amount of the fee-in-lieu of open space shall be determined as identified in SALDO §426.3.B per Township Engineer letter to the applicant dated August 5, 2008'.
- Condition 10 (to be added) shall read 'The applicant shall revise the profile to remove the hump in the roadway'.

### **3. 88 WELLS ROAD, LLC**

Richard Kentwell, Jun Kentwell, and Ted Gacomis of Edward B. Walsh and Associates, Inc. were present.

Mr. Gacomis gave an overview of the 88 Wells Road, LLC project.

Key items noted were:

- The proposed project is to include hockey fields (indoor and outdoor)
- This project is not proposed to be a sports center
- Another developer's previous proposal for this parcel was 213 townhouses and retail space
- Developer is looking at natural resources and will not touch the flood plains
- Only 16 acres is proposed for development (3 parcels total are under agreement falling on both sides of Wells Road)
- A pipeline is going through the corner lot, the pipeline will not be affected
- There is 16.43 acres of gross lot area
- Stormwater facilities information will be provided
- Three indoor and one outdoor hockey fields and an outdoor soccer field are proposed
- Three tournaments a year will be held and a camp will be held in the summer

- No bleachers are proposed
- A special exception is necessary for the use and a conditional use hearing is scheduled for September 8, 2008
- Sixty-one parking spaces are proposed
- Bus traffic is not anticipated and the majority of participants will be dropped off
- The potential for pervious parking is being investigated. Item to be discussed with the Chester County Conservation District
- On site sewage and public water is proposed, low sewage use is project, port-a-potty's to be brought in for events if necessary
- The list of waivers was noted and the list will be expanded
- A pre-engineered building is proposed
- The applicant will work with the Township Planner on the landscape plan
- Outdoor fields will have all-weather turf

Mr. Woessner noted he would like to see how the parking spaces were calculated and also provide more information on stormwater facilities.

There was an inquiry as to who would maintain the hockey fields and it was recommended that a garage for the storage of equipment, goals, etc. be proposed.

Mr. Woessner noted a site drawing is required that shows everything within 500 feet and these items are required on the plot plan not just the aerial photos.

The applicant's solicitor will provide a project narrative.

Mr. Kolb noted that he sees this project as a good use of this property but felt he would be remiss if he didn't tell the applicant about the flood in 1972 when this area was under several feet of water. Mr. Gacomis noted that they plan to lift the building a little. Mr. Woessner noted that screening the residential properties is necessary. Mr. Woessner noted the previous talk of potentially abandoning Wells Road at the Linfield Road and Mr. Gacomis noted they were not relying on getting to the bridge.

Mr. Parson noted that Wells Road and Route 724 is the most deadliest intersection in the township and noted the possibility of a right turn lane on Route 724. Mr. Parson stated that he felt this proposal to be a good plan and use for this area.

The items found in Township Engineer letter dated August 6, 2008, Traffic Engineer letter dated August 13, 2008, and Township Planner dated August 12, 2008 were noted.

The Planning Commission recommended the plan move forward.

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

The next regular meeting is scheduled for September 17, 2008.

**ADJOURNMENT**

Mr. Kulp moved to adjourn the monthly meeting at 9:00 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary