

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 15, 2010  
(Approved October 20, 2010)

The Planning Commission held their monthly meeting on Wednesday, September 15, 2010. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis, N. Lance Parson, and Lawrence Tietjen. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

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 amended. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote. Solicitor's Update will be added to the agenda. Mr. Tietjen was not present yet to take action on this motion.

**CITIZENS COMMENTS**

There were no citizens' comments

**1. MINUTES**

Mr. Parson moved to approve the minutes of the August 18, 2010 monthly meeting as presented. Mr. Kulp seconded the motion. Mr. Woessner abstained due to his absence at the August 18, 2010 monthly meeting. The motion carried with a 3-0-1 vote. Mr. Tietjen was not present yet to take action on this motion.

**2. SUBDIVISION AND LAND DEVELOPMENT**

Project: Ivywood Estates Applicant: Continental Bank  
James Bleakley, Jr of Continental Bank, Christopher Canavan of W.B. Homes and Anthony Riker of Bohler Engineering. There was a review of the Ivywood Estates Subdivision and Land Development plan dated July 30, 2010 in accordance with Township Engineer letter dated September 1, 2010, Township Planner dated September 1, 2010, Traffic Engineer letter dated September 8, 2010, and Township Solicitor letter dated September 14, 2010.

There was a discussion regarding the Township Planner review letter dated September 1, 2010. Referencing Comment #8 – Mr. Canavan noted that buffering would not be required for this type of development and Mr. Woessner requested that buffering be placed on the school's perimeter. It was noted that Comments 13, 14 and 15 all apply to buffering.

Mr. Canavan noted the ordinance which require street lighting every 500 feet and asked if the Planning Commission would be amenable to having street lighting at the intersections and cul-de-sacs. The Planning Commission agreed to that as long as an additional light is placed at the curve in the road. It was also noted that the cul-de-sac light should be prior to the island and the streetlights are to illuminate the street signs.

Mr. Canavan noted that they will either comply with or discuss with the Township Engineer the comments found in the Township Engineer letter dated September 1, 2010. There was a lengthy discussion regarding the stormwater for this project. Mr. Riker provided an

overview of the stormwater facilities and Mr. Canavan noted that they have sent the NPDES permit application to the Chester County Conservation District and once the review is received from the Conservation District these items will be discussed with the Conservation District and the Township Engineer. Mr. Woessner noted concern of the stormwater basins crossing property lines. Mr. Canavan stated that he felt the stormwater facilities being referenced were not basins and would not need to adhere to that requirement. This item will need further clarification.

Referencing Comment #44 – The Planning Commission agreed to the use of Belgian block and Mr. Canavan noted he would request a waiver to allow the use of Belgian block.

Mr. Woessner inquired about the roadway connection and Mr. Canavan noted that the right-of-way on the Fieldstone Circle cul-de-sac does not extend to the Coventry Glen property line so the roadway connection is not possible. It was agreed that a trail easement should be placed along Lot 41 for a future trail connection to the Painter property.

Ms. Brown asked if the stormwater could stand alone with each phase and Mr. Canavan noted that the plan was designed to do that.

Mr. Woessner noted that stormwater facilities are lot take-aways and Ms. Brown noted that the net lot areas will need to be checked and the issue of BMP's crossing lot lines also needs further investigation.

Mr. Woessner inquired how the stormwater issues are going to be resolved and Mr. Canavan stated that a declaration will be submitted with the next plan and he will work with legal to accomplish such.

Mr. Canavan noted the Traffic Engineer's letter dated September 8, 2010 and stated they plan to comply with the comments found in such letter. Mr. Canavan referenced the Township Solicitor letter dated September 14, 2010 and noted that they will comply with and resolve any issues found in such letter.

Mr. Woessner noted letters received from the Public Works Director and Fire Chief noting their request to eliminate the island on Ivywood Drive South. Mr. Canavan noted that there are stormwater facilities on such island and eliminating that would create more impervious coverage. The letters also noted that street parking was not desirable and the Planning Commission agreed that there should not be street parking.

There was discussion of the Township Engineer's waiver request response letter dated September 1, 2010. The following was noted:

- Waiver Request #1 (Section 406.1 of the SALDO) and Waiver Request #2 (Section 407.1 of the SALDO) were withdrawn by the applicant
- Waiver Request #3 (Section 604.4 of the SALDO)– applicant will provide further information for this request

- Waiver Request #5 (section 703.3 of the SALDO) – this item was discussed earlier and the Planning Commission agreed to lighting at intersections, cul-de-sacs and one at the curve in the road
- Waiver Request #6 (Section 706.6 of the SALDO) – applicant stated he was not sure if this waiver is necessary but will still request
- Waiver Request#9 (Section 106.7.D of the Driveway Ordinance) – there was discussion regarding this and the fact that the driveway distance from the property line would only be 8” - the Planning Commission inquired if houses size or lot configurations could be changed so a waiver would not be necessary. The applicant agreed to research alternatives
- Waiver Request #10 (Section 106.9 of the Driveway Ordinance) – applicant will look at shifting of lots where possible
- Waiver Request #11 (Section 121.4.B of the Stormwater Management Ordinance) – the applicant will provide the proper information once they meet with the Conservation District and the Township Engineer

Mr. Woessner stated that the applicant may need a waiver because no more than 20 homes can be on a cul-de-sac.

Ms. Brown noted that a fee in lieu of open space is required and Mr. Canavan noted that they are awaiting the final appraisal. This concluded the discussion of the waiver request letter.

Mr. Woessner’s comments:

- The sidewalk / road improvements has similar design criteria as the current road per Section 705.5
- There are frontage requirement issues per Section 604.2
- Typical lot detail shows driveway 8’ from property – should be per township ordinance
- 4’ shoulder on driveways over 100’ – refer to Section705.1.C
- Increase font size on plans
- Resolve easement access issues
- Driveway slopes missing
- Streets signs must be proper size
- ROW for 28’ cartway should be 52’

Mr. Canavan noted that the issues will be addressed and the plans will be revised for further review.

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

#### Zoning Hearing Board Application – Stephen and Barbara Cowles

There was a brief discussion regarding the Zoning Hearing Board Application for a variance for Stephen and Barbara Cowles at 120 Country Lane. The Planning Commission felt that the application did not contain enough information to evaluate.

Mr. Woessner moved to recommend denial of the variance application of Stephen and Barbara Cowles due to lack of information. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

#### Northern Federation Update

Mr. Kulp stated that there was a meeting last evening at the OJR High School regarding the Regional Parks Plan. Mr. Kulp noted that providing good recreation makes for a better community. Mr. Kulp also noted that there is a better chance for grants if several townships work together.

#### Historical Commission Update

Mr. Tietjen stated that the Historical Commission reviewed the proposed Subdivision and Land Development Ordinance amendments with Jane Davidson and that they have finished with the review.

Ms. Brown noted that the SALDO team met with Jane Davidson and Bernard Rodgers. Ms. Brown handed out the September 10, 2010 memo from Mark Hosterman regarding the SALDO amendments. This memo indicated that the Zoning Ordinance should be amended as well to match the SALDO amendments otherwise the SALDO comments cannot be substantiated. During the amendment process the permit review were eliminated and the Subdivision and Land Development process would remain and the County Atlas would be utilized instead of the East Coventry Historic Resources Map. The Planning Commission agreed with using the County Atlas.

Mr. Tietjen noted that Rosemarie Miller will be the acting Chair of the Historical Commission.

#### Solicitor's Update

Ms. Brown requested a brief discussion regarding zoning and provided information regarding definitions for HISTORIC RESOURCES and HISTORIC RESOURCE ATLAS.

The Planning Commission agreed that in the first paragraph of the HISTORIC RESOURCES definition that East Coventry Township Historic Resource Atlas should be changes to Chester County Historic Resource Atlas. Also, the Planning Commission agreed to eliminate Items C and E. The definition of HISTORIC RESOURCE ATLAS needs to be reworded.

Ms. Brown provided a proposed amendment to the Zoning Ordinance in the Section that addresses Noise. The Planning Commission requested that the times on Sundays in Items 3 and 4 be changed to 8:00 a.m. to 9:00 a.m.

Mr. Briggs noted that this amendment is proposed so the township may purchase reasonably priced equipment to measure noise levels. Mr. Parson asked who would operate the equipment and noted that that individual would need to be certified.

#### Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted that at the last PRMPC there was another presentation regarding the 422 corridor study and that the toll monies would go to fixing Route 422, the surrounding roads and thirdly the rail service.

Mr. Parson stated that the PRMPC recommended open space be provided for the Ivywood Estates project.

#### Cell Towers

Mr. Woessner noted that he thought the Planning Commission agreed to allow cell towers in the C, C1 and LI District and did not notice the reference to the LI District in the August minutes.

Mr. Woessner moved to recommend that communication towers be allowed in the LI District as well as the C and C1 District. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner noted that in the Zoning Ordinance where it addresses Special Exceptions for cell towers it doesn't list any specifications. Ms. Brown will look into this.

Mr. Kulp noted that the next meeting is scheduled for October 20, 2010 at 7:00 p.m.

#### **ADJOURNMENT**

Mr. Woessner moved to adjourn the monthly meeting at 10:30 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary