

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON SEPTEMBER 21, 2011
(Approved January 18, 2012)

The Planning Commission held their monthly meeting on Wednesday, September 21, 2011. Present for the meeting were Harold Kulp, Walter Woessner, and Lawrence Tietjen. N. Lance Parson and Kathryn Alexis were not present. Also, present was Marjorie Brown of Wisler Pearlstine, LLP 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 7:00 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 August 17, 2011 monthly meeting as presented. Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Agenda

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

Resolution 2011-24 – Open Space Committee

➡ Consideration of recommending the Board of Supervisors appoint member of the Planning Commission to the Open Space Committee

Mr. Woessner moved to approve the September 21, 2011 agenda as amended. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

2. SUBDIVISION AND LAND DEVELOPMENT

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of Zoning Hearing Board Application for Paul and Susan Deegan of 168 Buckwalter Road

Mr. Woessner moved that the Planning Commission send a letter to the Zoning Hearing Board on Application #239 (Paul and Susan Deegan of 168 Buckwalter Road) communicating the following comments for the Board's consideration in its review of the application:

- The definition of garage in § 202 of the Zoning Ordinance is a one-story structure and the proposed garage would be two stories, which is not part of the relief requested.
- The sump pump drain line should be moved.
- No hardship is shown as to why the proposed garage cannot be placed within the setback requirements.

Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

Review of Zoning Hearing Board Application for Christopher McClintock/Ashley Barber for 286 Ellis Woods Road

Items noted in regards to the Zoning Hearing Board application of Christopher McClintock/Ashley Barber for 286 Ellis Woods Road were:

- Variance for a pole barn to be 1,440 square feet in size and the ordinance currently allows only 780 square feet, therefore almost doubling the allowable size
- There is no indication of how the applicant will access the pole barn.

It was agreed that no letter will be sent to the Zoning Hearing Board regarding this application.

Planning Commission requested that Zoning Hearing Board Applications not be placed on the agenda except for instances where review by the Planning Commission is required by the Zoning Ordinance.

Review of proposed Ordinance No. 184 regarding Zoning Ordinance Amendments

Mr. Woessner moved to recommend that the Board of Supervisors adopt Ordinance No. 184, as presented to the Planning Commission, with the following amendments:

SECTION I

- “Dwelling Types” – delete all terms that relate to use rather than structure, including “condominium” and “apartment” and list all types identified in (a) through (j).
- Impervious Surface/Cover – insert “lot or net” after “percentage of net” and before “tract” in the last line of the definition.
- Lot Area, Net – delete “,” after “access” and before “drives” appearing in subparagraph B.
- Lot, Corner – change “Both” to “Two” in the second sentence. Add the following at the end of the definition: “Where a lot abuts more than two (2) streets, the lot shall be treated as a reverse frontage lot.”
- Tract Area, Gross – delete the words “parcel, lot or” appearing in the second line of the definition.
- Tract Area, Net - amend the definition to conform it to the revisions made to the definition of Lot Area, Net.

SECTION V

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

Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

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

Mr. Woessner moved to recommend that the Board of Supervisors adopt the Ordinance (unnumbered) entitled “In-Law Suite Ordinance”, as presented to the Planning Commission,

with the proposed changes identified by strike and highlight in the annotated draft submitted by Mr. Woessner and distributed at the meeting, with the following revisions and/or additions to those annotations:

- Delete the second sentence of § 1515.1.B(2) and disregard the information note that appears thereafter to enable children to move into the home to care for their aging parents.
- Remove the words “a scheduled” appearing in § 1515.1.B(4) and require removal within 30 days.
- Disregard the question appearing after § 1515.1.D(3).
- Add a requirement that there may only be one in-law suite.

Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Northern Federation Update

Mr. Kulp noted that at the Northern Federation Meeting they completed Chapters 5-9 of the Regional Parks and Recreation Plan.

Historical Commission Update

Mr. Tietjen noted that the Historical Commission met with Jane Davidson and Dale Frens of Frens and Frens for the review of permit applications submitted by Exelon for Fricks Lock Village. The Historical Commission has continued the meeting to Monday, October 3, 2011.

Pottstown Metropolitan Regional Planning Committee

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

Resolution 2011-24 – Open Space Committee

Mr. Woessner moved to recommend that the Board of Supervisors appoint N. Lance Parson to serve on the East Coventry Township Open Space Committee as the Planning Commission representative. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

Mr. Kulp stated that the next Planning Commission meeting will be held October 19, 2011 at 7:00 p.m.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 9:55 p.m. Mr. Kulp seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary