

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 15, 2008
(Approved November 18, 2008)

The Planning Commission held their monthly meeting on Wednesday, October 15, 2008. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis and N. Lance Parson. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer. Roy Kolb was not present.

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

Mr. Woessner moved to approve the agenda. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

There were no citizen comments.

1. MINUTES

Mr. Woessner moved to approve the second draft minutes of the September 17, 2008 monthly meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Kulp moved to approve the second draft minutes of the October 2, 2008 workshop meeting as presented. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

2. BITTERSWEET ON SCHUYLKILL, LLC

John Berg, owner and Tom Smith of Conver and Smith Engineering were present.

There was a review of the Bittersweet on Schuylkill LLC major subdivision plan dated August 26, 2008 in accordance with Township Engineer letter dated September 5, 2008, Township Planner letter dated September 10, 2008 and Traffic Engineer letter dated September 9, 2008.

Mr. Flaharty noted the sketch plan and preliminary plan waivers should be identified on the plan. Mr. Smith noted he did not anticipate waivers for sketch plan. Any historic resources are to be placed on the plan.

The open lot should be numbered Lot #5. Flood plain soils must be netted out. Potential waivers were noted for the following SALDO sections: 401.B, 406.7, 418.2, 420, 426.3, 428.9, 428.9.B.1, 121.4.D and 434.2.D.6.

Mr. Woessner stated the soils issue needs to be resolved. Mr. Berg stated the conservation easement will be gifted to the Naturals Lands Trust. Mr. Flaharty stated that if the open area

goes to a trust trail easements would need to be obtained now. Mr. Flaharty noted if sand mounds are required they must be addressed in the stormwater plan.

Mr. Berg stated that sidewalks, lights and road widening would not match the character of the neighborhood. Mr. Flaharty noted that the Board may request a fee in lieu of road widening.

Gail Brown, Chair of the East Coventry Township Historical Commission, noted that adjacent historic resources must be listed on the plan and the Gowen property is on the National Register. Mr. Woessner recommended the applicant meet with Parks and Recreation at their next scheduled meeting to discuss this plan.

Mr. Woessner noted the exclusionary zone needs to be added. Mr. Berg noted the title company will certify and a certification would be provided.

Attorney Brown asked what will happen with the other three lots and Mr. Berg noted his plan to sell them, but would build if necessary but feels the market is not very good right now.

Mr. Parson asked if the main drive for this project is a tax benefit and Mr. Berg noted that was correct.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

There was a review of the Subdivision and Land Development definitions in accordance with memo provided by Mr. Woessner. The information provided a matrix of comments which address outstanding definition issues from the October 2 Planning Commission meeting.

Mr. Woessner also provided Memo WJW 80930-2 which provided an overview of the street width change from 24' to 28'. There was a discussion regarding the proposed Ordinance No. 148.

Mr. Woessner inquired about the Painter Tract sketch plan being provided to the Pottstown Metropolitan Regional Planning Committee.

Mr. Kulp noted a GIS seminar on November 17, 2008 and a Historical Society event to be held December 9, 2008. The historical item is to be forwarded to Mrs. Brown.

Mr. Parson noted that the Route 100 traffic impact study will be discussed at the next Pottstown Metropolitan Regional Planning Committee meeting and noted it may be an interesting presentation and the Planning Commission members may want to consider attending.

The next meeting is scheduled for November 19, 2008.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 8:30 p.m. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary