

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 21, 2009
(Approved November 18, 2009)

The Planning Commission held their monthly meeting on Wednesday, October 21, 2009. Present for the meeting were Harold Kulp, Walter Woessner, N. Lance Parson and Kathryn Alexis. Lawrence Tietjen was not present. 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.

CITIZENS COMMENTS

There were no citizen comments.

Mr. Woessner moved to approve the agenda as presented with the addition of Northern Federation update at Mr. Kulp's request. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

1. MINUTES

Mr. Woessner moved to approve the third draft of the minutes of the September 16, 2009 monthly meeting as amended. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Amendment is to remove the 's' from 'section' in the comment in the Table for Section 5 (Page 73).

2. BITTERSWEET ON SCHUYLKILL, LLC (117 Sanatoga Road)

There was a review of the Bittersweet on Schuylkill, LLC sketch subdivision and land development plan dated August 26, 2009 in accordance with Township Engineer letter dated September 18, 2009, Township Planner letter dated October 6, 2009, Traffic Engineer letter dated September 29, 2009 and Township Solicitor letter dated October 13, 2009.

Mr. Berg, applicant, and Tom Smith of Conver and Smith Engineering were present.

There was some discussion regarding dedication of open space areas and Section 426.3.A.2 of the SALDO was cited.

Sight distance items were noted and the Planning Commission agreed that appropriate sight distances need to be met for safety purposes. Mr. Berg noted that the two neighbors on the street did not want road widening and there was some discussion regarding the possibility of the bridge at the end of Sanatoga Road to be repaired at some point. Mr. Berg inquired about waivers and Mr. Woessner noted that waivers are addressed at time of Preliminary Plan.

Mr. Woessner noted concern of the man-made swale and asked how it would be maintained and inquired about stormwater provisions. Mr. Smith noted that a blanket easement would

be granted for use to maintain the stormwater facilities. Mrs. Brown stated that such easements should be specific.

Mr. Woessner stated that he felt it would be beneficial to walk the property and it was agreed that Mr. Berg and some of the Planning Commission would walk the property on Monday, October 26, 2009.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Proposed Solar and Wind Energy Ordinance

There a review of the revised proposed solar and wind energy ordinance.

Mr. Woessner moved to recommend approval of the proposed solar and wind energy ordinance with the mentioned corrections. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Corrections being:

Section 1 (Definitions) – Solar Energy Equipment – delete the word ‘useable’

Section 1335.C – add ‘per principal’ before ‘residential uses’ and eliminate the ‘s’ on ‘uses and delete ‘for’ before ‘residential’, and add ‘per principal’ before ‘non-residential use’ and eliminate the ‘s’ on ‘uses’ and delete ‘for’ before ‘non-residential’.

Historical Commission Update

No updated was provided. Mr. Tietjen was not present.

Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted that things at quiet with the Pottstown Metropolitan Regional Planning Committee.

Northern Federation

Mr. Kulp stated there was discussion at the Northern Federation meeting regarding the Regional Parks and Recreation Plan. Some of the maps that were discussed were maps concerning land use, community hub, water resources, natural areas, trails, recreation and historical.

The next regularly scheduled monthly Planning Commission will be held on November 18, 2009 at 7:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:15 p.m. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary