

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 17, 2010
(Approved December 15, 2010)

The Planning Commission held their monthly meeting on Wednesday, November 17, 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.

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

CITIZENS COMMENTS

There were no citizens' comments

1. MINUTES

Mr. Woessner moved to approve the minutes of the October 20, 2010 monthly meeting as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Amending being under Review of proposed Ordinance No. 172 – Miscellaneous Technical Zoning Ordinance Amendments in the fourth paragraph clarify that the proposed definition of Front Yard is typical of all three yard types not just Front Yard.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of proposed Ordinance No. 172 – Miscellaneous Technical Zoning Ordinance Amendments

There was a review of proposed Ordinance No. 172 – Miscellaneous Technical Zoning Ordinance Amendments.

Mr. Woessner moved to recommend the Board of Supervisors authorize the advertising of proposed Ordinance No. 172 entitled “Miscellaneous Technical Zoning Ordinance Amendments” and schedule a public hearing to consider adoption of the proposed ordinance, after the incorporation of the following revisions to the proposed ordinance:

- Page 6 – Item (9) – the first sentence shall read “To require, *at time of application for Zoning Use and Occupancy Permit*, that all lots shall have iron corner pins *or monuments* set by a registered surveyor and that the application for a building permit and the accompanying plot plan shall contain all of the information necessary to enable the Zoning Officer to ascertain whether the proposed, use, building, construction or alteration complies with the provisions of this Chapter.
- Page 7 – Item 1602.1.A – clarify this paragraph, when are demolition permits required, for any structure of just structures of a particular size?
- The noise ordinance should remain in the zoning ordinance so it can be enforced and an existing situation cannot be grandfathered.

- Definition for Minimum Yard and Yard to be added per memo received by Mr. Briggs this evening. In Appendix B change Rear Yard to Minimum Rear Yard remove BSBL and change Side Yard to Minimum Side Yard and remove BSBL
- In Appendix B set back is to be one word

Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Review of proposed Ordinance No. 174 – Wireless Communications Facilities and Zoning Map Amendments

There was a review of proposed Ordinance No. 174 – Wireless Communications Facilities and Zoning Map Amendments.

Mrs. Alexis moved to recommend the Board of Supervisors authorize the advertising of proposed Ordinance No. 174 entitled “Wireless Communications Facilities and Zoning Map Amendments” and schedule a public hearing to consider adoption of the proposed ordinance, after the incorporation of the following revisions to the proposed ordinance:

- Page 6 – Item 3.b – Heading to read “Amateur Radio Station Operators *or* Receive Only Antennas
- Page 11 – Item (c) 1.i – change height to 190 feet
- Page 14 – Item 6 (c) – collocation – add that wireless communication facilities must be able to accommodate a minimum of three users
- Page 15 – Item (c) – change 6(b) to 7(b)(1)
- The dark green in the Zoning Map needs to be lightened

Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote. Mr. Parson was not present for the vote for he had exited the meeting at 8:45 p.m.

Review of amended Subdivision and Land Development Ordinance

There was a review of the Revised Subdivision and Land Development Ordinance Amendments dated October 20, 2010.

Comments noted were:

- Page 4 – Part 1 Preamble – Section 101, change the date of the Subdivision and Land Development Ordinance
- Page 4 – Section 102.H – add and ‘a’ before ‘sustainable community’
- Page 7 – Part 2 Definitions – Section 201.1 – change ‘captions’ to ‘headings’
- Page 7 – Part 2 Definitions – Section 201.4 – in the last sentence do not capitalize Words and change ‘derogating’ to ‘deviating’
- Standards and Requirements should be placed in one area
- Page 9 – Buffer (Buffer Area, Buffer Yard) – removed ‘or to protect a Historic Resource’s orientation integrity’
- Keep in Building Setback Line (Building Line) if it is referenced
- Page 11 – Common Open Space or Open Space – remove ‘streets’ from in front of ‘street rights-of-way’

- Page 13 – Detention Basin – delete the last sentence (it is part of the Zoning Ordinance)
- Page 18 – Greenway – in the second sentence replace the ‘and’ between ‘historical and scenic reasons’ with ‘or’
- Page 19 – Historical Commission or Commission – remove ‘or Commission’
- Page 22 – Lot Area, Net – should be removed is handled by the Zoning Ordinance
- Page 24 – Marker – add ‘vertically’ behind ‘embedded’
- Page 25 – Monument – add ‘vertically’ behind ‘embedded’
- Page 26 – Net Area/Net Acre – if term is not used it should be removed
- Page 27 – Pedestrian Way – the term Pedestrian Way in lieu of Pathway System
- Page 127 – Sidewalks – the revised wording is not per Planning Commission recommendation – the term ‘lots less than or equal to the minimum applicable lot size’ does not make sense – it was recommended to go back to the original text

Northern Federation Update

Mr. Kulp stated that there was a Northern Federation meeting on November 9 and noted that a survey taken showed that residents would like recreation areas within walking distance. Mr. Kulp also noted that OJR School District is looking at using ground they own for recreational purposes. Mr. Kulp noted the possibility of using Ivywood for recreation purposes

Historical Commission Update

Mr. Tietjen had no update. The Historical Commission cancelled their November meeting.

Pottstown Metropolitan Regional Planning Committee

There was no update.

Solicitor’s Update

Ms. Brown noted that Zoning Hearing Board Application #236 had been withdrawn by the applicant.

Ms. Brown said that she had been asked to identify situations where Planning Commission review is required under the Zoning Ordinance. The results are:

- All conditional use application
- Special exception requests for property in a floodplain district
- Variance requests for property in a floodplain district

Mr. Woessner noted that it is important for the Planning Commission to review Zoning Hearing Board applications because there are times when the Zoning Hearing Board asked for Planning Commission comments.

Mr. Woessner distributed a spreadsheet that references what paragraphs apply to certain development. It was suggested that this information be made an Appendix.

Mr. Kulp noted that the next meeting is scheduled for December 15, 2010 at 7:00 p.m.

ADJOURNMENT

Mr. Tietjen moved to adjourn the monthly meeting at 10:20 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary