

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 17, 2008
(Approved January 21, 2009)

The Planning Commission held their monthly meeting on Wednesday, December 17, 2008. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, and Kathryn Alexis. N. Lance Parson was not present. Also, present was Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Township Engineer.

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 and noted there will be nobody present representing the Painter Tract. 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 November 19, 2008 monthly meeting as presented. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

2. 88 WELLS ROAD, LLC

Bereth Graeff of Beatty Lincke, counsel for the applicant, was present. Also present was Francis X. Digian of Edward B. Walsh and Associates, Inc.

There was a discussion regarding waivers. There was a discussion regarding the road widening in particular.

Ms. Graeff asked for clarification regarding the road widening and how far the road widening would go. It was noted it would go from the Olsen's driveway all along Wells Road frontage towards Route 724. Mr. Digian stated that he has located 5 telephone poles and PennDot requires these poles to be located in the shoulder of the road. Mr. Flaharty stated that the road widening sketch and information has been forwarded to the Traffic Engineer but he has not received a response yet. Mr. Woessner inquired about the potential of providing road widening on the other side and Mr. Flaharty stated that with respect to the telephone poles that could be a safety issue and would not recommend that unless it is recommended by PennDot.

The applicant agreed to widen the road 4' and withdraw the request for a waiver from Section 406.7 of the Subdivision and Land Development Ordinance.

The following waivers were recommended.

Motion	Section	Section Title	Waiver	Comment
Mr. Woessner motioned Mrs. Alexis seconded Motion carried 4-0-0	Section 106.7.A(3) of the Driveway Ordinance	This section requires a minimum driveway width of 28' plus an additional 10' where it attaches to the cartway, for commercial, office and multifamily uses	To allow a driveway width of 24'	
Mr. Woessner motioned Mrs. Alexis seconded Motion carried 4-0-0	Section 4.2.A.6 of the Public Improvements Specifications	This section requires minimum radii of 60' for commercial and industrial driveways	To allow the driveway radii of 35'	

3. PAINTER TRACT B

No representation from Painter Tract was present.

Mr. Woessner provided Memo WJW 81216 containing comments the Painter Tract B preliminary plan dated November 10, 2008.

Comments are highlighted below:

- **Sheet 5** – the Sequence of Construction should include sidewalks and trails
- **Sheet 18** - the location of the “Wetland Treatment Plunge Pool” appears to add significant stormwater to the rear of existing properties. Why is it there rather than elsewhere along the 1080’ emergency spillway?
- **Sheet 22** – the sight distances for the common parking areas assume that there are no cars parked in some of the driveways and do not indicate any coordination with the planting plan on Sheet 30
- **Sheet 30** – Landscape Planting Schedule – it was noted that some of the plantings shown on the plans do not appear in the SALDO Plant List. Resident access points to be the open space or recreation areas are not obvious
- **Sheet 31** – There are several plantings on property lines and within easements contrary SALDO 428.5. There are numerous street trees that appear to be located within the ROW.
- **Sheet 32** – There are three Picea Glauca shown planted in the stormwater easement between Lots 58 and 59 contrary to SALDO 428.5. The Picea Glauca are not on the approved Plant List in the SALDO. One of the white spruces is shown planted on the property line between Lots 58 and 59 which is not in compliance with SALDO 428.5. There are 16 Redosier Dogwood planted at the end of the same easement; this species is not on the approved Plant List in the SALDO

- **Sheet 40** - The proposed Roadway Cross Section (upper left corner) dimensions do not add up. Driveway Cross Section (lower left corner) is not per detail 6F of Standards for Public Improvements. SALDO 304.E(17) requires “all drive profiles”. Each driveway is to be shown on the plan to show compliance. Concrete Sidewalk Detail (lower right) shown 4’ width while the Proposed Roadway Cross Section (upper left corner) shows the correct 5’ width. Paved Trail Detail (lower right) shows 6’ width while the path shown on Sheet 8 is 5’ SALDO 429.3.G requires 4 to 10 feet paved with a 20’ wide easement per 429.3.F.

The above comments are to be forwarded to Bentley Communities and Ken Yerger, alternate Township Engineer.

Mr. Woessner noted that he could not find an access to the open space and noted the trail ends abruptly.

Mrs. Alexis inquired about the location of the excess parking and noted too much parking on one end and not enough parking on the other end. The parking needs to be evenly distributed and Mrs. Alexis felt the parking is poorly planned.

Ms. Brown inquired about the timeline for the Painter Tract and the fact that the applicant pulled the review from this evening’s agenda.

Mr. Woessner moved to request the township direct the applicant for the Painter Tract to withdraw in writing their application for preliminary plan approval or request a time extension. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Roy Kolb noted his term on the Planning Commission is up this year and he will not be renewing for another term and told the Planning Commission it has been a pleasure working with them.

The meeting is scheduled for January 21, 2009 at 7:00 p.m. Mr. Kulp noted he will not be in attendance at the January meeting.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:25 p.m. Mr. Kulp seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary