

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD NOVEMBER 14, 2024**

(Approved December 12, 2024)

The Planning Commission held its regular meeting on November 14, 2024. Present for the meeting were Larry Tietjen, Chair; Lance Parson, Vice-Chair; and Meaghan Wright. Also present were Eugene Briggs, Township Manager; Karen Cumens, Assistant Township Secretary; Mark Hosterman, Township Solicitor; Brady Flaharty, Township Engineer; Nick Upmeyer, Township Planner; John Yurick, Township Transportation Engineer; and Michael Cosentino, Township Zoning Officer. Paul Lacon and Steve Ussler were absent.

Mr. Tietjen called the meeting to order at 7:02 p.m. and the pledge was recited. Ms. Wright arrived at the meeting at 7:04 p.m.

1. Minutes.

A. Consideration of Approving the October 10, 2024 Regular Meeting Minutes.

Ms. Wright made a motion to approve the October 10, 2024 Regular Meeting Minutes. Mr. Parson seconded the motion. Mr. Tietjen called for a vote and the motion passed 3-0-0.

2. Subdivision and Land Developments.

A. Consideration of Preliminary/Final Minor Subdivision and Land Development Application (SLD-24-001) for 2377 East Cedarville Road.

Mr. Hosterman presented this item. The Applicant requested the following waivers:

1. Waiver of Subdivision and Land Development Ordinance Section 22-406.7 requiring that subdivisions abutting existing streets with improper cartway or right-of-way widths must be widened and rights-of-way dedicated, in order to allow the Applicant to forego the widening of East Cedarville Road and the dedication of right-of-way therefor.
2. Waiver of Subdivision and Land Development Ordinance Section 22-418.2. requiring that the Applicant install a sidewalk along all collector streets abutting or within a subdivision, on all streets within 1,000 feet of a school, on all commercial streets, and other locations determined necessary by the Township, to allow the Applicant to not construct sidewalks along East Cedarville Road.

Mr. Tietjen made a motion to recommend Preliminary/Final Minor Subdivision and Land Development Application (SLD-24-001) for 2377 East Cedarville Road to the Board of Supervisors with the following waivers:

1. Waiver of Subdivision and Land Development Ordinance Section 22-406.7 requiring that subdivisions abutting existing streets with improper cartway or right-of-way widths must be widened and rights-of-way dedicated, in order to allow the Applicant to forego the widening of East Cedarville Road and the dedication of right-of-way therefor.
2. Waiver of Subdivision and Land Development Ordinance Section 22-418.2. requiring that the Applicant install a sidewalk along all collector streets abutting or within a subdivision,

on all streets within 1,000 feet of a school, on all commercial streets, and other locations determined necessary by the Township, to allow the Applicant to not construct sidewalks along East Cedarville Road.

Ms. Wright seconded the motion. Mr. Tietjen called for a vote and the motion passed 3-0-0.

B. Consideration of Preliminary Subdivision and Land Development Application (SLD-24-002) for 20 Rinehart Road.

Mr. Hosterman presented this item. The Applicant discussed the review letters prepared by the Township Engineer, Township Planner, Township Transportation Engineer, and the Township Zoning Officer and possible waivers were discussed. No action was taken by the Commission.

3. Public Comment.

Nancy Elliott-Carter – 583 Old Schuylkill Road: Commented on the Preliminary Subdivision and Land Development Application for 20 Rinehart Road.

Michael Warren – 9 Rinehart Road: Commented on the Preliminary Subdivision and Land Development Application for 20 Rinehart Road.

4. Other Business.

A. Receive an Update on the Historical Commission.

Mr. Tietjen presented this item and advised that Meaghan Wright had been appointed to the Historical Commission.

B. Receive an Update on the Pottstown Metropolitan Regional Planning Committee.

Mr. Tietjen presented this item and advised that the Committee is continuing with the update of the Comprehensive Plan; a plan for a new commercial development at Upland Square in Pottstown had been reviewed; that there will be an upcoming vacancy on the Committee and asking if a Commissioner would like to fill the vacancy.

5. Adjournment.

Mr. Parson made a motion to adjourn the meeting at 8:19 p.m. Mr. Tietjen seconded the motion, called for a vote and the motion passed 3-0-0.

Respectfully submitted,



Karen E. Cumens,
Assistant Township Secretary