

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON NOVEMBER 16, 2022
(Approved February 15, 2023)

The Planning Commission held their monthly meeting on Wednesday, November 16, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Mark Hosterman, Township Solicitor, and Rick Tralies, Township Planner.

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

Mr. Woessner said the item on the agenda for an informal presentation by Artisan has been canceled for the November meeting and will be on the December agenda.

MINUTES

Mrs. Alexis made a motion to approve the October 19, 2022, minutes as presented. Mr. Parson seconded the motion. Mr. Woessner stated there were a lot of errors in the minutes. Mr. Hosterman suggested they table approval of the minutes until corrections can be made. Mrs. Alexis made a motion to table the October 19, 2022, minutes until corrections can be made. Mr. Parson seconded the motion. The motion carried 5-0-0.

CITIZEN COMMENTS

No Citizens Comments

PROJECT REVIEWS

Presentation of a Sketch Plan for Coventry Terrace MHP – 6 Orchard Lane

Glen Kelczewski, P.E. with Bercek and Associates, representing Coventry Terrace Mobile Home Park presented. The mobile home park is a 27-acre parcel of land that is located between Saylor's Mill Road and Zieber Road. The Property contains 127 existing mobile homes and has three access points, Terrace Drive on Saylor's Mill Road and two on Zieber Road. The proposal is to add three (3) additional mobile homes to the community. This was presented to the Zoning Hearing Board who determined that a variance or special exception was not required for a mobile home park. The Applicant would like the Planning Commission's feedback on a waiver. They are asking for a waiver for the entire land development process. Mr. Tietjen said they should go through the land development process and request waivers for things that are felt can be waived. They must prove hardship for the waivers per the MPC rules. Mr. Hosterman said the traffic engineer said site distance appeared to be a problem because of overgrown vegetation. A discussion ensued.

Informational Presentation of a Sketch Plan for Weaver Mulch, Sanatoga and New Schuylkill Roads

Brian Olinger and David Weaver, representing Sanatoga Partners for Weaver Mulch were present. They presented a sketch plan with some proposed layouts for the parcel at 664 Sanatoga Road. They would like some feedback so they can get a better idea for their next steps. The house will remain, two (2) small sheds will be removed, the existing barn will need to be removed as it is not structurally sound. Mr. Parson asked if there is any historical value to the barn even though it is in disrepair. Mr. Tietjen said they will need to come to the Historical Commission for it to be reviewed. A discussion ensued regarding the ponds. Mr. Olinger said they recycle water and would be using the ponds for this purpose as well as for stormwater. Mr. Lacon said there may

be a desire to improve the intersection of Sanatoga Road and Route 724. The traffic study will give more information into the intersection and what would need to be done.

Tom Wilkes, P.E., Carroll Engineering, came to the meeting late due to a flat tire.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

No additional items brought before the Commission.

Mr. Woessner asked about where Growing Greener stands. Mr. Hosterman said he hopes to have something in December for the Planning Commission, in the form for adoption, for them to review.

Mr. Woessner asked about Artisan's potential project and Growing Greener. Mr. Hosterman said the timing could be an issue between the formal submission of their project and the approval of the Growing Greener Ordinance Amendments. A discussion ensued.

Mr. Woessner would like to make sure applicants who bring in a preliminary plan receive information regarding waivers.

Mr. Parson asked how the escrow money can be released for Whispering Woods when they haven't met the requirements on the approved plans to keep the field mowed as a recreational area. Mr. Hosterman said he believes the HOA has the responsibility not Lennar at this point and it should be reported to the code officer so they can give them a notice of violation. A discussion ensued.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 8:05 pm. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,



Walter Woessner
Secretary (Acting)