

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD OCTOBER 09, 2025
(Approved November 13, 2025)**

The Planning Commission held its regular meeting on September 11, 2025. Present for the meeting were Larry Tietjen, Chair; Lance Parson, Vice Chair; Paul Lacon; and Meaghan Wright. Also present were Eugene Briggs, Township Manager; Amy Holland, Administrative Assistant to the Township Manager; Mark Hosterman, Township Solicitor; John Yurick, Township Transportation Engineer; Nick Upmeyer, Township Planner; and Michael Cosentino, Township Zoning Officer.

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

1. Minutes.

A. Consideration of Approving the September 11, 2025, Regular Meeting Minutes.

Mr. Parson made a motion to approve the September 11, 2025 Regular Meeting Minutes. Mr. Lacon seconded the motion. Mr. Tietjen called for a vote and the motion passed 3-0-0.

2. Subdivision and Land Development Application.

A. None Brought Before the Planning Commission

3. Public Comment.

No Comments.

4. Other Business.

A. Discuss Amending the Township Code with Data Center Regulations.

Mr. Tietjen led the Commission and the Consultants in a discussion regarding amending the Township Code to include regulations regarding data centers. The Planning Commission decided to continue the discussion at the next meeting and to evaluate the East Vincent Township Ordinance.

Rachel Craig – 1871 E Cedarville Rd. – Commented on her concerns about well water and the water table level in this area, the allowable sound decibels, and air quality.

Neill Craig – 1871 E Cedarville Rd. – Commented on electricity costs, infrastructure for the electric, zoning, and possible locations to allow data centers. Questioned if the Township can stop the Data Center from being built in East Vincent.

Cathy Carney – 298 Bishop Rd. – Commented on property values, light pollution, the Township's identity remaining rural, possible waste, and the process for the development of a data center.

Peter Kovacheck – 1210 Schoolhouse Rd. – Commented on the location of the closest data center.

Domenica Corando – 1855 E Cedarville Rd. – Commented that she does not think a data center is a good thing, diesel, and electricity.

Illeana Casiano-Vasques – 8 Sage Dr. – Thanked the Planning Commission for planning ahead to provide safeguards for the residents. Commented on best-in-class ordinances pertaining to data centers, research, and the possible incentives that data centers provide.

Nikki Whitlock – Senator Katie Muth’s Chief of Staff – Commented on Constellation’s ownership of parcels in the Township, House Bill 502, set-backs, height, size, and zoning.

Mel Christman – 2343 New Schuylkill Rd. – Commented on traffic impact and pollution.

B. Discuss Amending the Township Code to Require the Submission and Approval of Building Elevations as Part of the Subdivision and Land Development Application Process.

Mr. Tietjen led a discussion with the Commission and its consultants regarding proposed amendments to the Township Code to require the submission and approval of building elevations as part of the Subdivision and Land Development application process. Mr. Hosterman presented a revised draft of Township Code Section 304, which incorporates provisions requiring the applicants to submit building elevations during the Subdivision and Land Development process. The revisions further clarify the parties responsible for reviewing the submitted elevations and define the Planning Commission’s role in this review. The proposed amendments address both commercial and residential building elevation standards. Following the discussion, the Commission directed the Township Solicitor to prepare the Ordinance in final form for adoption and to present it for consideration at the next meeting.

C. Receive an Update on the Historical Commission.

Ms. Wright provided an update that 2568 New Schuylkill Rd. required buffering that needed to be added to the plan, a recommendation was made for a new volunteer to be added as a tour guide at Fricks Lock Village, and the Commission discussed the stabilization of the Ellis Hoffman House.


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

Mr. Tietjen provided an update on the Pottstown Metropolitan Regional Planning Committee meeting and reported that the Committee reviewed a Text Amendment that was being proposed for Upper Pottsgrove that would create an overlay district to allow cluster developments in some areas that are currently zoned as R-1.

5. Adjournment.

Mr. Parson made a motion to adjourn the meeting at 9:01 p.m. Mr. Tietjen seconded the motion and called for a vote. The motion passed 3-0-0.

Respectfully submitted,


Amy L. Holland,
Administrative Assistant to the Township Manager