

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JUNE 20, 2018  
(Approved 8/15/18)

The Planning Commission held their monthly meeting on Wednesday, June 20, 2018. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Paul Lacon and Lawrence Tietjen. Also present was Mrs. Brown Solicitor and Mr. Tralies, Township Landscape Engineer.

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

**MINUTES**

Mrs. Alexis moved to approve the draft minutes for the April 18, 2018 monthly meeting. Mr. Parson seconded the motion. The motion carried with a 5-0 vote. Mr. Woessner asked for the meaning of Mrs. Gail Brown, Chairwoman of the East Coventry Township Historical Committee comment of “She stated she would provide written Historical Commission comments to the Planning Commission as soon as possible. Mrs. Brown stated she received a letter from the Historical Commission providing comments on the Brand Sketch Plan.

**CITIZEN COMMENTS**

There were no Citizen Comments.

**SUBDIVISION AND LAND DEVELOPMENT**

Discussion of Brand Preliminary / Final Minor Subdivision Plan – Project No 18-1085

Mr. Thomas F. Smith, P.E., P.L.S., President of Bercek and Smith Engineering, Inc., representing Keith and Tracy Brand presented a revised Preliminary / Final Minor Subdivision Plan for 401 Ebelhare Road, Pottstown, PA 19465. The revised plan was dated June 18, 2018. Tonight, is the first time the Planning Committee is seeing this revision.

Mr. Smith stated he is researching the deed of right-of-way. He also stated that nitrates have been found on the property and DEP has been notified.

Mr. Smith stated the updated plans show the stone walls along the roadway are located within the legal right of way. The wall by the barn is in the right-of-way. A discussion ensued on the stone walls.

Mr. Smith stated he added site content to page 1 of the updated plans. This revision also included updates according to the review letters from a few months ago.

Mrs. Alexis stated the property line shown on the plan is going through the bank and stone walls of the bank barn.

Mr. Smith stated the applicant went to the Zoning Hearing Board and received a 129-foot frontage variance for the front property line along Ebelhare Road. Mr. Smith stated he did not know at the time that this was going to happen. Mrs. Brown stated this issue could be handled by creating an easement or a maintenance agreement. Mrs. Alexis stated here you have an Historic property that is being cut up. Mrs. Brown stated according to Mrs. Gail Brown, Historical Commission Chairperson, a Historical Resource Impact Study needs to be done on the property.

Mrs. Brown stated the applicant is requesting a waiver for the Historical Resource Impact Study. Mr. Smith stated it makes sense to create the easement rather than do the study.

Mr. Lacon stated when someone else buys the historic property, they would have to go on the Brand property to access the barn. Mr. Lacon asked if Mr. & Mrs. Brand were okay with that. Mrs. Brand stated not necessarily. A discussion ensued.

Mr. Tralies asked if the Zoning Hearing Board states the lot can only have a 129-foot frontage, could the applicant keep the 129-feet at the road, but move the side yard lot line to keep the barn access on lot 1? Mrs. Brown stated she would have to research the possibility and discuss this with the Township Engineer, Brady Flaharty. A discussion ensued.

Mrs. Gail Brown stated the Planning Commission could recommend denying the waiver request and make the applicant provide the Historical Resource Impact Study or the applicant could seek an amendment to the Zoning Hearing Board decision. Mr. Smith stated there is access to the barn now. Mrs. Alexis stated there is grass to the barn, which people could drive a tractor to, but not a permanent asphalt or stone driveway access.

Mrs. Brown stated once you subdivide the property, you lose the historical resource of the property. Mr. Parson asked what the applicant's issue is with doing the Historical Resource Impact Study. Mr. Parson stated the study may come back with no impact. Mr. Smith stated you are going to put these people off another month and make them put out thousands of dollars to do something we have asked for a waiver and outline our reasoning? Why?

Mrs. Brown asked if there were any other comments on this topic. There were no other comments.

Mr. Woessner stated the Planning Committee should go through the requested waivers.

Requested Waivers:

1. SALDO §301.3.A. – Major Subdivision

MOTION to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §301.3.A to permit the Plan to be processed as a minor preliminary/final subdivision plan.

Approved: 5-0, with the following conditions: That the Applicant be restricted from further subdivision of either Lot 1 or Lot 2 by recorded Declaration of Deed Restriction satisfactory to the Township Solicitor.

2. SALDO §304.3.H – Site Analysis Plan

MOTION to recommend the Board of Supervisors approve the Applicant's request for a partial waiver from SALDO §304.3.H to permit the Applicant to not provide the information identified in Bercek's waiver request letter located within the area between the site boundary and 500 feet outside the site boundary.

Approved: 5-0

3. SALDO §306.3.C(1) – Historic Resources Impact Study

MOTION to recommend the Board of Supervisors deny the Applicant's request for a waiver from SALDO §306.3.C(1) and require the Applicant provide a historic resources impact study.

Approved: 3-2

4. SALDO §405.9 – Deed of Dedication

MOTION to recommend the Board of Supervisors §approve§ the Applicant’s request for a full waiver from SALDO §405.9 requiring that the Applicant provide a deed of dedication for the right-of-way extending along the frontage of Lot 1 and Lot 2 on Ebelhare Road.

Approved: 5-0, with the following condition: That a Corrective Deed from the Estate of Harry S. Barndt to the Applicant is recorded conveying the right-of-way to the Applicant to provide direct access from Lot 1 and Lot 2 to Ebelhare Road.

5. SALDO §406.6 – Deed of Dedication for Legal and Ultimate Right-of-Way

MOTION to recommend the Board of Supervisors approve the Applicant’s request for a full waiver from SALDO §406.6 to permit the Applicant to not dedicate to the Township by deed of dedication that portion of the legal and/or ultimate right-of-way extending along the frontage of Lot 1 and Lot 2 on Ebelhare Road.

Approved: 5-0, with the following condition: That a Corrective Deed from the Estate of Harry S. Barndt to the Applicant is recorded conveying the right-of-way to the Applicant to provide direct access from Lot 1 and Lot 2 to Ebelhare Road.

6. SALDO§406.7 – Deed of Dedication

MOTION to recommend the Board of Supervisors approve the Applicant’s request for a full waiver from SALDO §406.7 to permit the Applicant to not provide a deed of dedication for that portion of the right-of-way extending along the frontage of Lot 1 and Lot 2.

Approved: 5-0, with the following condition: That a Corrective Deed from the Estate of Harry S. Barndt to the Applicant is recorded conveying the right-of-way to the Applicant to provide direct access from Lot 1 and Lot 2 to Ebelhare Road.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Mrs. Brown presented an addition item to the Planning Commission for their consideration of discussion at the July 18, 2018 Planning Commission monthly meeting. Mrs. Brown proposed a discussion on what Zoning District the Planning Commission would like to see Specialty Contractors business located.

Mrs. Brown looked over the Zoning Districts and noted there is nothing specific for Specialty Contractors. Mrs. Brown asked if the Planning Commission would consider locating these businesses in the Commercial, C-1 or Light Industrial Districts. Mrs. Brown provided a handout from Lower Providence Township for the Planning Commission to review before the July’s Planning Commission meeting. A discussion ensued.

Mr. Woessner asked Mr. Tralies which items are to be done in year one of the Parks, Recreation and Open Space Plan. Mr. Woessner asked if those items have been done. Mr. Tralies stated he is working with the Parks, Recreation and Conservation Committee to improve items at the Ellis Woods Park.

Northern Federation Update

Mrs. Alexis had nothing to report. The Northern Federation only meets four (4) times per year now.

Historical Commission Update

Mr. Tietjen stated the Historical Commission did not have a meeting in this month. However, at the last meeting the Commission reviewed the project to repair the bridge on Old Schuylkill Road

Pottstown Metropolitan Regional Planning Committee

Mr. Woessner stated there is going to be construction at the Sanatoga Road exit of the Rt 422 bypass, across from the Philadelphia Premium Outlet Mall consisting of 345 Apartments, 108 room Hotel and 147 Townhouses.

**ADJOURNMENT**

Mr. Parson moved to adjourn the meeting at 9:37 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Cheryl A Imes  
Acting Secretary