

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 17, 2018
(Approved December 19, 2018)

The Planning Commission held their monthly meeting on Wednesday, October 17, 2018. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Lawrence Tietjen and Paul Lacon. Also present was Marjorie Brown, Township Solicitor, Brady Flaharty, Township Engineer and Rick Tralies, Township Planner.

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 August 15, 2018 monthly meeting. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote. Mr. Woessner asked Mrs. Kutsch if Historical Resource Impact Study is shown on the checklist for Subdivision/Land Development. Mrs. Kutsch stated that neither her or Mrs. Imes could locate this wording on the checklist. Mr. Woessner stated that the checklist will need to be updated.

CITIZEN COMMENTS

There were no Citizen Comments.

SUBDIVISION AND LAND DEVELOPMENT

Schuylkill River Trail Presentation by Chester County – David Stauffer from Chester County Department of Facilities and Parks stated they had an open house tonight from 6-7 pm before the Planning Commission meeting to give the public the chance to see what is going on with the project and they had a very good turn-out. David Stauffer gave an overview of the Schuylkill River Trail Phase II project. They are looking to add four (4) additional miles of new trail from Parker Ford to the 422 Bridge in Pottstown. The County has funding in place for the project for approximately \$9 million. Construction for this stretch is to begin in 2019 and will last approximately 15 months. Mr. Stauffer has left maps in the meeting room and hand-outs. When the entire trail is complete it will extend 125 miles from Philadelphia to Frackville in Schuylkill County. A discussion ensued regarding the Schuylkill River Trail Phase II project. Mr. Tietjen asked if the proposed facility with restrooms at Fricks Lock was part of this project or is it a separate project. Mr. Stauffer indicated that the proposed facility with restrooms is part of a separate project being run by the Township.

SBA Towers LLC – Revised Land Development Plan and Supporting Documents – Mr. Woessner opened the floor to Mr. Richard J. Lemanowicz, Esq, Lemanowicz, LLP. Mr. Lemanowicz and his consultants addressed the review letter comments from Mr. Flaharty of Arro Consulting, Mr. Tralies of Natural Lands and Marjorie Brown, Township Solicitor. A discussion ensued regarding the review letters and comments between East Coventry Township’s consultants and the consultants for SBA Towers LLC. Mr. Flaharty requested that the stormwater comments be addressed to Kevin McAghon from his office at Arro Consulting. Mr. Lemanowicz stated he will supply 12 copies with the next submission of the Land Development Plan.

In regards to the BMP agreement, Mr. Lemanowicz was asked when this will be provided. Ms. Brown stated that the BMP agreement will be prepared and provided by her office at the appropriate time after final plan approval. In regards to this being a landlocked parcel, Mr. Lemanowicz will propose an amendment to the zoning ordinance in regards to roadway access and he will prepare the first draft for Ms. Brown to review. Once this is prepared it will then be submitted to the Board of Supervisors for their approval. Another option they have in regards to the roadway access is to go to the Zoning Hearing Board for a special exception which they prefer not to do at this time. Mr.

Lemanowicz asked if the Planning Commission will be holding their November meeting as it is scheduled for the Wednesday evening before Thanksgiving. Mr. Woessner said there is no sense in having a meeting if most of the commission will not be able to attend. He will need to decide if there will be a special meeting held in November and if so it will need to be advertised. Mr. Lemanowicz stated he will still try to get everything he needs to complete done before the 21 day prior to the meeting scheduled deadline anyway. Mr. Woessner also stated that the directions to where the cell tower site is to be located are incorrect. Mr. Lemanowicz stated he will correct them. A resident asked where the access road is to the proposed cell tower as he lives around that property and will the tower be designed like a tree. Mr. Lemanowicz responded by saying yes, the cell tower will be designed to look like a tree and the access road is through the church property.

663 Storage Center in Lower Pottsgrove Township – Mr. Woessner stated the map is too small to read, otherwise there were no comments at this time.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Miscellaneous SALDO/ZO Amendment Requests – Status – Ms. Brown had provided the Planning Commission with a list of amendment requests that have not been included in the draft Ordinance for Miscellaneous Traffic, Zoning and Subdivision and Land Development.

A lengthy discussion ensued regarding the miscellaneous SALDO/ZO Amendment Requests. There were seven items discussed (stormwater conveyancing, open space, use variances vs. dimensional variances, garages and accessory buildings, new parking regulations, sight distance, bike lanes). Ms. Brown will make the changes requested by the Planning Commission to the amendments.

Ordinance 2018 “Miscellaneous Traffic, Zoning and Subdivision and Land Development – Ms. Brown reviewed each section of the proposed ordinance. A discussion ensued regarding the sections reviewed and the changes the committee would like made to the Ordinance. Ms. Brown will make the appropriate changes and have Mr. Hosterman present the Ordinance to the Board of Supervisors.

Wireless Communications

Ms. Brown stated the PA Supreme Court granted public utility status to DAS Providers which she said Mr. Hosterman had discussed at the previous Planning Commission meeting. If DAS providers want to use the public right-of-way and they receive the certificate of convenience from the public utility commission, they will be exempt from the wireless communication ordinance requirements, however they will be subject to the permit requirements. Ms. Brown is working on how far that will extend.

Northern Federation Update

Nothing to report. The Northern Federation only meets four (4) times per year now.

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 9:45 pm. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary