

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 15, 2018
(Approved October 17, 2018)

The Planning Commission held their monthly meeting on Wednesday, August 15, 2018. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, and Lawrence Tietjen. Mr. Paul Lacon was absent. Also present was Mr. Mark Hosterman, Township Solicitor.

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

MINUTES

Mr. Parson moved to approve the draft minutes for the June 20, 2018 monthly meeting. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

There were no Citizen Comments.

SUBDIVISION AND LAND DEVELOPMENT

There were no subdivision and land development projects to review.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Discussion of Proposed Zoning Hearing Board Application for 401 Ebelhare Road - Brand
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 July 19, 2018.

Mr. Smith stated he and his client was in front of the Planning Commission for some additional waiver requests. Mr. Smith also stated the applicant is going back to the Zoning Hearing Board to discuss the additional waivers and receive approval for the modification to the road frontage proposed for the new lot.

A discussion ensued regarding the revision to the latest plan. Mr. Hosterman stated the applicant will need to submit a form requesting a time extension to the Board of Supervisors for their approval. This request will need to be submitted in time to be shown on the Board of Supervisors agenda for September 10, 2018. Mr. Hosterman asked if he should send a letter to the Zoning Hearing Board with a recommendation from the Planning Commission on the ZHB application. Mr. Woessner asked Mr. Hosterman to send a letter stating that the plans have been revised as recommended by the Planning Commission and the Planning Commission does not object to the relief requested. Mr. Tietjen made a motion for Mr. Hosterman to send a letter to the Zoning Hearing Board. The motion was seconded by Mr. Parson. The motion carried with a vote of 4-0-0.

Requested Waivers:

1. SALDO §405.9 – Road Widening Improvements
Motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §405.9 to permit the Applicant to not install paving or other street improvements on Ebelhare Road abutting Lot 1 and Lot 2.

Approved 4-0-0.

2. SALDO §406.7 – Road Widening Improvements
Motion to recommend the Board of Supervisors approve the Applicant’s request for a waiver from SALDO §406.7 to permit the Applicant to not install improvements and/or escrow money to improve Ebelhare Road along the frontage of Lot 1 and Lot 2.

Approved 4-0-0.

3. SALDO §416.1 – Curbs
Motion to recommend the Board of Supervisors approve the Applicant’s request for a waiver from SALDO §416.1 to permit the Applicant to not construct curbing along the Ebelhare Road frontage of Lot 1 and Lot 2.

Approve 4-0-0.

4. SALDO §418.2 – Installation of Sidewalks
Motion to recommend the Board of Supervisors approve the Applicant’s request for a waiver from SALDO §418.2 to permit the Applicant to not construct sidewalks along the Ebelhare Road frontage of Lot 1 and Lot 2.

Approve 4-0-0.

Mr. Tietjen made a motion to approve the plan, with the condition that the Board of Supervisors approves all relief requested and the additional waivers requested. The condition also is contingent upon the Zoning Hearing Board granting the new variances. The motion was seconded by Ms. Alexis. The motion carried with a 4-0-0 vote.

A discussion ensued after the vote pertaining to the Historical Resource Impact Study. Mrs. Kutsch is to check the Subdivision/Land Development Project Submittal form to see whether or not the Historical Resource Impact Study is shown on the checklist to prompt the applicant to determine whether a Historical Resource Impact Study is required for the project. If the study is required, the applicant should include the study with their application.

Discussion of “Special Contractor” Zoning District Proposal

Mr. Hosterman discussed the documentation handed out at the June 20, 2018 Planning Commission meeting pertaining to the location of “Special Contractors” in East Coventry Township. A discussion ensued pertaining to which Zoning District is an appropriate location to locate this type of contractor. The discussion included who would be classified as “Specialty Contractor”. The concern is where contractors would store their materials. Mr. Hosterman is to put something together regarding this situation.

Discussion of proposed Zoning Ordinance No. 225 – Neighborhood Commercial and Commercial Districts Ordinance

Mr. Hosterman discussed proposed Ordinance 225 – “Neighborhood Commercial and Commercial Districts Ordinance”. Mr. Hosterman explained PECO owns the stone parking lot located at New Schuylkill Road (Route 724) and Linfield Road which people use to park their vehicles when accessing the Schuylkill River Trail. Chester County wants to lease the parking lot from PECO and put in a nice parking lot for the people to use. Mr. Hosterman reviewed the Ordinance and a discussion ensued. Mr. Woessner stated the Ordinance should include “All Zoning Districts”. Mr. Hosterman is to do a second ordinance for the FR District.

Wireless Communications

Mr. Hosterman stated the PA Supreme Court granted public utility status to DAS Providers. Mr. Hosterman and Ms. Brown are going to see how this affects our zoning ordinances.

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

Mr. Tietjen moved to adjourn the meeting at 8:27 pm. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary