

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 16, 2019
(Approved March 20, 2019)

The Planning Commission held their monthly meeting on Wednesday, January 16, 2019. Present for the meeting were Walter Woessner, Kathryn Alexis, Larry Tietjen and Paul Lacon. Lance Parson was absent. Also present was Marjorie Brown, Township Solicitor.

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

MINUTES

Mrs. Alexis made a motion to approve the draft minutes for the December 19, 2018 monthly meeting. Mr. Woessner seconded the motion. The motion carried with a 3-0-1 vote with Mr. Tietjen abstaining since he was not present at that meeting.

REORGANIZATION

Mr. Tietjen made a motion to nominate Mr. Woessner as Chair. Mrs. Alexis seconded the motion. The motion carried with a 3-0-1 vote with Mr. Woessner abstaining. Mr. Woessner made a motion to nominate Mrs. Alexis as Vice-Chair. Mr. Tietjen seconded the motion. The motion carried with a 3-0-1 vote with Mrs. Alexis abstaining.

The meeting dates and times for 2019 are the third Wednesday of the month at 7:00 pm and are as follows:

January 16, 2019
February 20, 2019
March 20, 2019
April 17, 2019
May 15, 2019
June 19, 2019
July 17, 2019
August 21, 2019
September 18, 2019
October 16, 2019
November 20, 2019
December 18, 2019

Mr. Woessner made a motion to reappoint Susan Kutsch as Secretary and reappoint Marjorie Brown as the Township Solicitor. Mrs. Alexis seconded the motion. The motion carried with a 4-0 vote.

CITIZEN COMMENTS

Jason Stouch of 574 Schoolhouse Road, asked about the rezoning issue on Schuylkill Road. Mr. Woessner stated that at this time it is unknown what exact area the Board of Supervisors wants them to look at for rezoning. The Board of Supervisors tabled this agenda item at their last meeting.

SUBDIVISION AND LAND DEVELOPMENT

Mr. Lemanowicz, the attorney for SBA Towers, LLC, would like to see the adoption of the Preliminary/Final Land Development Plans. Mr. Woessner stated the only item he knows that is outstanding is the landscaping. Mr. Lemanowicz stated Rick Tralies spoke with his client's landscape architect and he believes they reached an agreement on the species of tree that was

identified that Rick Tralies had an issue with which was identified in the Ordinance as an evergreen species. Ms. Brown stated the draft resolution contains Rick's comment.

The following waivers were reviewed and voted on:

1. A motion was made by Mr. Woessner to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.1.A to permit the Applicant to proceed concurrently with preliminary/final plan review. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.
2. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §403.2.A to permit the Applicant to have indirect access via the adjacent church property with an access width of 10 feet as shown on the Plans. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.
3. A motion was made by Mr. Woessner to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §419.2 to permit the Applicant to not pave and curb the driveway and parking area with the condition that the surface materials to be used shall be acceptable to the Township Engineer and noted on the Plans. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

In regards to the draft Resolution recommending approval of the Preliminary/Final Land Development Plan, Ms. Brown stated that the Resolution has been reviewed and approved by all Township consultants. Ms. Brown stated to Mr. Lemanowicz that she requested from their Engineer but has not received the schedule of Plan Sheets to attach to the Resolution as Exhibit "A" which she will need to finalize the draft Resolution.

A motion was made by Mrs. Alexis to recommend the Board of Supervisors adopt the Resolution, in the form presented to this Planning Commission, granting approval of the preliminary/final land development plan dated May 16, 2016, last revised October 29, 2018, submitted by SBA Towers, LLC for construction of a cell tower on the property located at 86 Baptist Church Road. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Consideration of Annual Report – A discussion ensued regarding some minor changes to be made. Mrs. Alexis made a motion to accept the Planning Commission Annual Report for 2018 as amended. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Review Changes to Ordinance "Specialty and Heavy Construction Contractor Ordinance" – A discussion ensued regarding the Ordinance. Ms. Brown indicated a change needs to be made to the numbering of paragraphs in the Ordinance. A motion was made by Mrs. Alexis to recommend the Board of Supervisors adopt the proposed Specialty and Heavy Construction Contractor Ordinance in the form presented to the Planning Commission. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

Landscapes III Map Consistency Review – After receiving communication from the Chester County Planning Commission it appears no action is needed.

Discussion on Definition on Garage – A lengthy discussion ensued regarding the definition of a garage and how it is used in the Zoning Ordinance. Changes were recommended by the Planning Commission. Ms. Brown will make the changes that the Planning Commission recommends when

other amendments to the SALDO or Zoning Ordinance are made and will be brought before the Board of Supervisors at that time.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

Mr. Woessner stated he has reached out to Mr. Kraynik regarding the Open Space Plan. Mr. Woessner is hoping to get started working on this next month. Ms. Brown stated that Mr. Kraynik intends to confirm with the Board of Supervisors that the Planning Commission should start working on the plan. Ms. Brown stated that the two things she believes the Planning Commission will want to discuss are the formula of 0.74 acres for mandatory dedication of land, and whether to change the definitions of passive and active recreation space.

Mr. Woessner handed out the Ordinance that identifies the Planning Commission. Under the creation of membership, it states that they have five members, but it does not indicate that they have to be residents. There is also a list of items they are supposed to be working on at one time or another if they are asked by the Board of Supervisors.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 8:15 pm. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary