

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JANUARY 19, 2022  
*(Approved February 16, 2022)*

The Planning Commission held their monthly meeting on Wednesday, January 19, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, and Larry Tietjen. Paul Lacon was absent. Also present were Mark Hosterman, Township Solicitor 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 made a motion to accept the minutes as presented for December 15, 2021. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

**REORGANIZATION**

Mr. Parson made a motion to nominate Mr. Woessner as Chair. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote. Mr. Parson made a motion to nominate Mrs. Alexis as Vice-Chair. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

**ESTABLISH DATES AND TIME FOR 2021 PLANNING COMMISSION MEETINGS**

The meeting dates and times for 2022 are the third Wednesday of the month at 7:00 pm and are as follows:

January 19, 2022  
February 16, 2022  
March 16, 2022  
April 20, 2022  
May 18, 2022  
June 15, 2022  
July 20, 2022  
August 17, 2022  
September 21, 2022  
October 19, 2022  
November 16, 2022  
December 21, 2022 – Rescheduled to December 14, 2022

The Planning Commission members unanimously decided to reschedule the meeting on December 21, 2022 to December 14, 2022. Mr. Hosterman informed Susan Kutsch that the change in date for the December meeting should be advertised now.

**CITIZEN COMMENTS**

**SUBDIVISION AND LAND DEVELOPMENT**

There was no subdivision and land development brought before the commission at this time.

Mr. Hosterman said that Artisan Construction Group has requested a staff meeting with the Township next Tuesday regarding concerns with the entrance of the proposed development.

## **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Consideration of Annual Report – Mr. Woessner stated he has some corrections to make to the annual report. Mr. Woessner went over a couple of items in the Annual Report. The one item Mr. Woessner discussed is regarding the proposed density zoning amendment they had discussed last year. He wanted to know what the status is regarding this issue. Mr. Hosterman stated that Ms. Brown had prepared a memo January 5, 2021 regarding the density issue not matching the minimum lot size issue and is not sure why this didn't go anywhere. He had suggested to Ms. Brown that it be incorporated into the Growing Greener ordinance and he also had been instructed by the Supervisors that they wanted Growing Greener to be density neutral. Mr. Hosterman feels the Growing Greener ordinance should go forward separate from the density issue with the minimum lot size not matching the density. Mr. Tralies feels the Growing Greener ordinance and the density issue be kept as separate items also. A discussion ensued. Mr. Woessner will prepare a written explanation concerning the density issue to be voted on by the Planning Commission members before taking it to the Board of Supervisors.

Mr. Woessner stated they he received a magazine that the Supervisors also receive in the mail and it states that we do use Robert's Rules. Mr. Hosterman stated we use them as advisory.

### Growing Greener Update

Discussions continued regarding the updated Growing Greener Ordinance Amendments pertaining to Article 1. A question arose regarding garages and driveway parking. Mrs. Alexis will put together drawings with some explanations regarding driveway parking.

There were some concerns regarding Sewage Disposal Systems in the greenway land. After some discussion, a motion was made by Mr. Tietjen to reword the following:

#### Original

“Absorption fields associated with backup or alternate systems serving individual dwelling units may be located in the greenway land, but individual treatment tanks shall be within the lots they serve.”

to

#### Revised

“Absorption fields associated with backup or alternate systems serving individual dwelling units and individual treatment tanks shall be within the lots they serve.”

Mr. Parson seconded the motion. The motion carried with a 3-1-0 vote, with Mrs. Alexis voting no.

Mr. Tralies will make the corrections requested.

### Historical Commission Update

Nothing to report at this time.

### Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

**ADJOURNMENT**

Mr. Woessner moved to adjourn the meeting at 8:45 pm. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary