

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 19, 2022
(Approved December 21, 2022)

The Planning Commission held their monthly meeting on Wednesday, October 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, Rick Tralies, Township Planner and Brady Flaharty, Township Engineer.

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

MINUTES

Mr. Parson made a motion to accept the minutes of September 21, 2022. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

No Citizens Comments

SUBDIVISION AND LAND DEVELOPMENT

Consideration of Review of 527 Bethel Church Road 6-Lot Major Preliminary Subdivision/Land Development - Resubmission

Adam Brower, EB Walsh, discussed various outstanding items, one being the emergency access. Mr. Brower did draft a letter, and shared with the Fire Marshall and Mr. Kolb. Mr. Flaherty confirmed receipt of the signed letter that was received earlier in the day.

SALDO 22.304.1.A to make it a preliminary/final plan. Mr. Woessner made the motion and Mrs. Alexis seconded it. The motion carried with a 4-0-0 vote.

SALDO 22.411.1 to allow a single access street. Mrs. Alexis made the motion and Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

SALDO 22.411.8 requires that a single access street has a minimum length of 500 feet, waiver is to have a minimum of 305 feet. Mrs. Alexis made the motion and Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

SALDO 22.411.5.B to waive a single access street have an emergency access drive instead of having a 30-foot wide cartway. Mr. Parson made the motion. Mrs. Alexis seconded the motion. The motion carried with a 3-1-0 vote, Mr. Woessner voting no. Mr. Woessner would like to see additional no parking signage at the bulb of the cul-de-sac which is not for parking cars. The applicant agreed to add signs.

SALDO 22.418.1 to waive having sidewalks on the property. Mr. Parson made the motion. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

SALDO 22.411.13 to waive the turnaround cul-da-sac at the property line. Mr. Parson made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

SALDO 22.427.1 to waive the outdoor lighting for off-street parking lots, loading areas, and driveways. Mr. Parson made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Stormwater Management Ordinance 9142.1B18C5 – Waiver of outdoor lighting requirements. Of a 20-foot-wide easement border around BMPs instead of a blanket easement over the entire property. Mr. Brower stated his company would prefer to do one blanket waiver instead of doing individual waivers for the property. A waiver was recommended with conditions. Mr. Woessner made a motion. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

SALDO 22.46.7 to not widen the road if not recommended by PennDOT. Mrs. Alexis made the motion. Mr. Parson seconded the motion. The motion carried with a 3-0-1 vote.

Draft Resolution to recommend MCH Development LLC Conditional Approval of a preliminary/final subdivision and land development plans dated October 19, 2021. Last revised September 27, 2022. Related to the property located at 527 Bethel Church Road in the form of the Resolution presented to the Planning Commission. Adam Brower recommended C1J be removed and a waiver be added to the Resolution. Mrs. Alexis made the motion that section C1J is removed. Mr. Parson seconded the motion. The motion carried with a 3-0-1 vote.

Consideration of Review of Preliminary/Final Major Land Development Plan for 1730 New Schuylkill Road – DROOGS MMA and Jiu Jitsu

John Anderson, Cornerstone Consulting representing the DROOGS MMA facility there to discuss the parking area. The plan was revised per their last meeting with the Planning Commission. The major modification of the sidewalk to the paved area, they added an infiltration trench along the downstream edge of the parking area to comply with the township requirements.

Mrs. Alexis made a motion to recommend for the Board of Supervisors to approve the applicant's request for a waiver from SALDO 22-304.1A requiring the submission of a land development plan and a separate preliminary then final plan. To allow the preliminary and final plan review process to be combined. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis made a motion to recommend for the Board of Supervisors to approve the applicant's request for a waiver from SALDO 22-304.A17 Wetland survey to be performed by a firm competent to complete such surveys prepared in the Commonwealth of Pennsylvania Department of Environmental Protection criteria and delineating according to the procedures contained in the federal manual for identifying and delineating jurisdictional wetlands and allow applicant to not provide a wetland survey. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis made a motion to recommend the Board of Supervisors to approve the applicant's request from a waiver from SALDO 22-304.3C requiring a map showing the location of the proposed subdivision or land development within its neighborhood context. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-304.3D requiring a preliminary resource impact and conservation plan to be

approved to categorize the impacts of the proposed subdivision and land development on those resources identified in site analysis. To allow the applicant to submit the preliminary plan without a resource impact conservation plan. Mr. Tietjen made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-304.3F3 requiring the preliminary plan to be accompanied by a preliminary conservation plan in accordance with 22-306 subsection one. To allow the applicant to submit the preliminary plan without a preliminary conservation plan. Mr. Tietjen made the motion. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-304.3F5 requiring the preliminary plan be accompanied by all impact studies as required by SALDO 22-306. To allow the applicant to submit the preliminary plan without the required impact studies. Mr. Tietjen made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-306.1. Requiring a conservation plan to accompany the preliminary and final subdivision or land development plan. To allow the applicant to not provide the conservation plan. Mr. Tietjen made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-306.3AC & D5, requiring the submission of a traffic impact study and a historic resource impact study to allow the applicant to not provide the traffic impact study and the historic resource impact study. Mr. Parson made the motion. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-406.7 requiring that where a subdivision or land development abuts an existing street of improper cartway or right of way with or alignment, the Board of Supervisors shall require the dedication of land sufficient to widen the street or correct the alignment and require the installation of improvements and/or the escrow money where deemed necessary in order to improve said cartway. This is to allow the proposed development without any road be widening. Mr. Parson made the motion. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-416.1 requiring curbs to be installed along both sides of all proposed streets and shall be the vertical type to allow the proposed development without the installation of curbing along the property's frontage of New Schuylkill Road. Mr. Tietjen made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-418.2 requiring that all major subdivisions and land developments shall have either sidewalks or pedestrian ways acceptable to the township. To allow the proposed development without the installation of sidewalks along New Schuylkill Road. Mr. Parson made the motion. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-418.4 requiring concrete sidewalks to be provided along all streets and parking areas located in nonresidential subdivisions or land developments. To allow the subdivision without the installation of sidewalks. Mr. Parson made the motion. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-419.2 requiring that all parking areas shall be paved and curbed in compliance with the specifications for local streets as provided in SALDO 22-413 and section 5 of the standard public improvement and specifications. To allow the applicant to not add curb and pavement to the entire parking area. Mr. Tietjen made the motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a partial waiver from SALDO 22-428-.6A requiring a landscape screen to be used along the outer perimeter of parking, loading, and storage areas. To allow for the existing vegetation onsite to count towards the required landscaping associated with the parking, loading, and storage. Mr. Parson made the motion. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

A motion to recommend the Board of Supervisors approve the applicant's request for a waiver from SALDO 22-428.12A requiring a landscape plan prepared by a landscape architect registered as such in the Commonwealth of Pennsylvania, that demonstrates compliance with all provisions of this section and which indicates how the applicant's landscape planning and design is based upon the existing resources inside analysis in SALDO 22-304.3. To allow the applicant to not submit a landscape plan prepared by a landscape architect. Mr. Parson made the motion. Mrs. Alexis seconded the motion. The motion carried a 4-0-0 vote.

A motion for a Draft Resolution. Motion to recommend the Board of Supervisors Grant Schuylkill Punch and Grapple LLC conditional approval of the preliminary/final land development plans dated June 29, 2022. Last revised September 27, 2022. Related to the property located at 1730 New Schuylkill Road in the form of the Resolution presented to this Planning Commission subject to the following changes to be made by the Planning Commission solicitor. Mr. Tietjen made a motion. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Woessner would like to have the font size increased.

Rick Tralies mentioned they should be wrapping up the grading and seeding at Whispering Woods. The mowing of the recreation field is still ongoing. The HOA and the Builder are at odds. They are inadvertently mowing the meadows and not touching the recreation. Rick met with Eric Henwood from Lennar and had a discussion regarding the mowing issues.

Historical Commission Update

Saturday, October 22 is the Fricks Locks Fall Festival.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Walter Woessner
Secretary (Acting)