

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 16, 2022  
*(Approved March 16, 2022)*

The Planning Commission held their monthly meeting on Wednesday, February 16, 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 Michael Bingham, Township Engineer.

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

Mr. Woessner rearranged items under “Additional Items to be Brought before the Commission” to be the following order:

- Consideration of Chester County Preservation Partnership Grant Application Letter
- Annual Report Final Review
- Density Zoning Update
- Driveway Parking
- Growing Greener Update

**MINUTES**

Mrs. Alexis made a motion to accept the minutes as presented for January 19, 2022. 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**

Review of Preliminary/Final Minor Subdivision Plan for 281 Sawmill Road – Depue

John Aston, Engineer/Surveyor, for Mrs. Depue, stated she would like to subdivide her property into two (2) lots. The proposed new lot would be connected into public sewer. He stated all Mrs. Depue wants to do is make the lot and sell it. She is not building on the new lot, that is up to whomever purchases it. Mr. Aston went through some of the Township Engineer’s review comments. Discussions ensued. Mr. Woessner stated when preparing waivers to make sure he includes justification for them. Mr. Aston would like to get together with Mr. Bingham and discuss the review comments further. Mr. Aston would like to possibly defer the stormwater until the new owner of the lot is ready to build. It was stated this should be on the plans and there should be a waiver request. Mr. Bingham stated there are some things that need to be cleaned up. Mr. Aston will clean up the plans, go over some items with the Engineer and resubmit.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Consideration of Chester County Preservation Partnership Grant Application Letter

Mrs. Alexis made a motion to approve Mr. Woessner signing the Chester County Preservation Partnership Grant Application letter. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Annual Report Final Review

Mr. Parson made a motion to accept the Annual Report. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

### Density Zoning Update

Mr. Woessner stated he accepted an action item at the previous Planning Commission meeting regarding Density Zoning Update. A discussion ensued. Mr. Hosterman stated he will draft an Ordinance that will fix the density issue. This fix will not change the density just correct the way it is currently in the Ordinance.

### Driveway Parking

A discussion ensued regarding driveway parking. This was information only and no further action is required.

### Growing Greener Update

Mr. Tralies stated he made the couple of changes based on last months conversation and will update the density chart after Mr. Hosterman prepares the Ordinance to correct the density issue and it is approved by the Board of Supervisors. Regarding Section 304, Mr. Woessner said it is missing the waiver letter and copies for the Board of Supervisors. Mr. Tralies will go back through the Ordinance and look for conflicts. Mr. Tralies stated if Mr. Hosterman has the Ordinance amendment in March for the density issue, then he can be ready with Growing Greener in April and they will be a month apart in taking the Ordinance amendments to the Supervisors.

Mr. Tralies will not be able to attend the March meeting but if someone is needed at the meeting, he will have Ms. Hutchinson from his office attend.

Mr. Hosterman stated he will have the draft Ordinance to correct the density issue for the March meeting.

Mr. Hosterman brought up the dead trees at Whispering Woods and Mr. Tralies stated he has no update. Mr. Tralies will follow up.

Mr. Parson stated Connie Megay passed away between Thanksgiving and Christmas and that she had served on the Board a long time.

### Historical Commission Update

Nothing to report at this time.

### Pottstown Metropolitan Regional Planning Committee

Mr. Tietjen stated at the Pottstown Metropolitan Regional Planning Commission meeting it was stated that in New Hanover Township they are looking at a tract of land with 630+ houses and is it normal to require a fiscal impact study. It was stated that if it's in the SALDO that it is required.

### **ADJOURNMENT**

Mrs. Alexis moved to adjourn the meeting at 8:04 pm. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary