

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 19, 2020  
(Approved May 20, 2020)

The Planning Commission held their monthly meeting on Wednesday, February 19, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present was Brady Flaharty, Township Engineer and 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 accept the minutes for the December 18, 2019 monthly meeting. Mr. Woessner seconded the motion. The motion carried with a 3-0-2 vote with both Lance Parson and Larry Tietjen abstaining since they were absent for that meeting.

Mr. Parson made a motion to accept the minutes for the January 15, 2020 monthly meeting. Mrs. Alexis seconded the motion. The motion carried with a 3-0-2 vote with both Larry Tietjen and Paul Lacon abstaining since they were both absent for that meeting.

**CITIZEN COMMENTS**

There were no citizen comments.

**SUBDIVISION AND LAND DEVELOPMENT**

Review of Resubmission of Lenhart Residence – 1803 E. Cedarville Road

Justin Kaplan from C2C Design Group stated their plan is to comply with the review comments and handed out an updated waiver request letter. He is requesting a vote on the waivers and subdivision plan. Mr. Flaharty stated he has no concerns and said everything is addressed from his review letter. A discussion ensued.

The following waivers were reviewed and voted on:

Motions on Requested Waivers:

1. A motion was made by Mrs. Alexis to recommend the Board of Supervisors grant the Applicant a waiver from SWMO §9-126.1.K(4)(a) to permit the Applicant to install a pervious asphalt driveway on Lot 2 less than 25 feet from the residential structure on the condition that a full depth impervious liner be installed on all four sides of the stone under the driveway. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.
2. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SWMO §9-126.1.K(4)(b) to permit the Applicant to install a pervious asphalt driveway on Lot 2 that is 18 feet from the side property line on the condition that a full depth impervious liner be installed on all four sides of the stone under the driveway. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.
3. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SWMO §9-126.1.K(4)(d) to permit the Applicant to install a pervious asphalt driveway on Lot 2 that is less than 100 feet from the well located on the adjacent parcel and the well located across the street, on

the condition that the distances are satisfactory to the Township Engineer and are shown on the Plans prior to the Township releasing the Plans for recording. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

4. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SWMO §9-130.2 to allow the freeboard above the proposed rain garden on Lot 2 to be four inches, as opposed to the required 1 foot. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.
5. A motion was made by Mrs. Alexis to recommend the Board of Supervisors grant the Applicant a waiver from SALDO §22-301.3.A(1)(a) to permit the application to be classified and processed as a minor subdivision notwithstanding the construction of a sewer lateral for Lot 2, which is a sewer improvement to be dedicated to the Township. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.
6. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-304.3.A(17) to permit the Applicant to not provide a wetlands survey for the property. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.
7. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-304.3.H requiring a separate site analysis plan be provided. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.
8. A motion was made by Mr. Lacon to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-405.9 to permit the Applicant to not install paving or other road widening improvements on East Cedarville Road along the frontage of Lot 1 and Lot 2. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.
9. A motion was made by Mr. Woessner to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-406.7 to permit the Applicant to not install road widening improvements and/or escrow money to improve East Cedarville Road along the frontage of Lot 1 and Lot 2. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.
10. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-416.1 to permit the Applicant to not construct curbing along the East Cedarville Road frontage of Lot 1 and Lot 2. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.
11. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-418.2 to permit the Applicant to not construct sidewalks on East Cedarville Road along the frontage of Lot 1 and Lot 2, on the conditions that: (a) no obstructions that would preclude providing sidewalks in the future, such as swales, utilities, landscape walls, fences or others are placed within the ultimate right-of-way along the site frontage, (b) adequate right-of-way is dedicated to the Township to accommodate installation of sidewalks at a future date, and (c) the Township does not have future plans for pedestrian accommodations along East Cedarville Road. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.

Ms. Brown asked if Mrs. Lenhart signed the Extension of Time. Mrs. Lenhart stated she did and handed it in. Ms. Brown stated in her review letter she could not match the deed and the survey. Justin Kaplan said he spoke with the surveyor and it was explained to him that the discrepancy is related to magnetic north at the time of the deed when it was prepared in the 1970's is different than the magnetic north today. The deed that they are preparing and the description will be updated based on Ms. Brown's comments in State Plane Coordinate System with true astronomical north so there are minor deviations. The actual lot lines are correct it's just a different coordinate system. Ms. Brown is going to check with Mr. Hosterman to see if they need to do a corrective deed. Ms. Brown went over the updates to the working draft Resolution.

#### Motion on Plan Approval

A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Preliminary/Final Minor Subdivision Plan for 1803 East Cedarville Road prepared by C2C Design Group dated November 25, 2019, last revised January 24, 2020, and submitted by Barbara A. Lenhart, in accordance with the draft Resolution as presented to this Planning Commission, with the following changes:

- a. Add a waiver from SWMO §9-126.1.K(4)(d), subject to the conditions stated in the approved waiver motion; and
- b. Revise the waiver from SWMO §9-130.2 to be four inches instead of six inches.

Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

#### Review of Sketch Plans for 804 Vaughn Road

Chuck Frantz from C2C Design Group stated he was here with Frank McLaughlin of FM Development to review the sketch plans for the 804 Vaughn Road project. Chuck Frantz stated they are looking for discussion and feedback from the Planning Commission only on this project. He stated the property currently consists of 7.2 acres and has four (4) multi-family residential buildings and each building contains 11 garden style apartments (44 apartments in total), an office and two accessory structures. They are proposing adding two (2) buildings for garden style apartments which would consist of 11 units in each (22 additional apartments), a clubhouse, new internal drive access and parking area (204 parking spaces in total). The property is located in the Township's R-3 zoning district. The use is allowed by right. There are three existing nonconforming issues associated with this property: 1) minimum lot area required for this particular use – 25 acres is required and this site is 7.2 acres; 2) lot lift width – requirement is 400 feet, this property is 393 feet on lot lift; 3) density – 3 units per acre is allowed, currently the density is 6.1 acres for the property and the proposed use would take that up to 9.1 or 9.2. Mrs. Alexis asked if this property was nonconforming when it was originally built. Mr. McLaughlin stated he does not believe so. He stated he believes this property was built in 1966. Mr. Woessner stated the zoning ordinance wasn't put into place until 1968. This property pre-dates the East Coventry Sewer Authority and the sewer goes directly to North Coventry. They would like to upgrade all the buildings, and have public water (currently have a well). A discussion ensued.

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

##### Annual Report

Mr. Woessner asked if anyone had any comments. Ms. Brown stated she has been authorized to do miscellaneous ordinance amendments. Mrs. Alexis made a motion to approve the Annual Report as submitted. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Review of Sign Ordinance Amendments

Ms. Brown gave the background information on the sign ordinance. A discussion ensued regarding the definitions and changes they would like made. The discussion will continue at the next meeting.

Review of Ordinance Amendments re: Historical Commission

Ms. Brown reviewed the various amendments to the ordinance regarding the Historical Commission. There were duplications pertaining to the Historical Commission in the Zoning and Administration sections of the Code book which Ms. Brown corrected. Mrs. Alexis made a motion recommending the Board of Supervisors advertise the Ordinance Amendments re: Historical Commission. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

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.

**ADJOURNMENT**

Mrs. Alexis moved to adjourn the meeting at 9:35 pm. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary