

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 16, 2022
(Approved April 20, 2022)

The Planning Commission held their monthly meeting on Wednesday, March 16, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Mark Hosterman, Township Solicitor, Ann Hutchinson who was present for Rick Tralies, Township Planner and Al Vennettilli, Township Engineer.

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 February 16, 2022. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Consideration of Review of Artisan Construction Group Major Final Subdivision/Land Development Plan for Coventry Chase Townhomes (Painter Tract B) 245 Ellis Woods Road (Resubmission)

John Iannozzi, attorney for Artisan Construction Group, stated they had met previously with Township staff. They added a parking lot with 10 spots at the location where the children would get the bus. They also added one waiver because the code says the open space has to be dedicated to the Township and the Township doesn't want it to be dedicated. Mr. Hosterman stated the Subdivision and Land Development Ordinance reads that it's a mandatory dedication or fee in lieu of and the Township does not want it. They are offering more than enough open space and his recommendation was that another waiver be granted which is in the approval resolution. Mr. Woessner stated he did not see a letter. Mr. Iannozzi stated it's on the plans and that they will submit the letter.

Mr. Woessner stated he did not see anything on the plans where the Fire Marshall agrees with the set up. He wants it documented that the Fire Marshall is in agreement with what is on the plans. Mr. Hosterman stated it can be documented before the Board of Supervisors meeting on the plans. Mr. Iannozzi suggested verbiage be put in the Resolution indicating the plan has been reviewed and approved by the Fire Marshall.

Mr. Parson asked if they are flipping this development to Lennar and Mr. Iannozzi stated yes, Lennar will be developing the property. Mr. Parson is concerned that Lennar will not follow Artisan's wishes. Mr. Parson indicated he will vote against because of this reason. Artisan stated that Lennar has all the specs, they are in partnership with them and that Artisan is very hands-on and won't be going away.

Mr. Woessner stated five (5) copies of the site plan is needed for the Board of Supervisors which Artisan will provide. Mr. Woessner also asked about snow storage and it was stated by Artisan that the HOA declaration would have provisions about snow removal/storage.

Mr. Hosterman stated he will add the verbiage about the Fire Marshall approval and the entranceway. He also stated under MPC they would have 90 days from the Board of Supervisors meeting to record and that it was requested to be changed to 150 days. He also stated all the agreements would come after approval from the Board of Supervisors. A discussion ensued.

Mrs. Alexis made a motion to recommend the Resolution to the Board of Supervisors with the conditions listed in the Resolution including changing the 90-day recording to 150 days and a provision that the plans have been approved by the Fire Marshall. Mr. Tietjen seconded the motion. The motion carried with a 4-1-0 vote; Mr. Parson voted no.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Consideration of Zoning Text Amendment for 664 Sanatoga Road

Rob Sebia, attorney for Weaver Mulch, stated they are here to request a zoning text amendment which would allow Weaver Mulch to manufacture mulch. Mr. Sebia stated they can sell mulch by right but cannot manufacture it. They went to the Zoning Hearing Board for a variance to manufacture and were denied so they are here tonight to request consideration for a zoning text amendment.

Mr. Hosterman stated he understands there are concerns from some neighbors regarding odors. Brian Olinger, Weaver Mulch, stated that mushroom soil does have an odor but they are not making mushroom soil they are making mulch. He stated there is no additional process when they receive mushroom soil and that they will sell it but not manufacture it.

A resident asked why this location and Mr. Olinger from Weaver Mulch stated they liked this location and they have outgrown their current facility. Concerns were expressed from various residents regarding noise, chemicals, traffic and stormwater. Mr. Olinger explained that the hours of operation would be 7 am to 5 pm. That they would not be grinding every day, the noise is similar to a tractor, the dust is fairly minimal (they use water when grinding which would come from the retention pond), the dye they use is not harmful to people or pets. Traffic and stormwater would be evaluated when it goes to land development, as well as the Chester County Conservation District would be involved regarding the impact to streams. Weaver Mulch processes mulch at their current facility and have not received any complaints from neighbors.

Mr. Olinger from Weaver Mulch stated the existing farmhouse and barn will remain. He also stated their business is mostly retail based but they do have some commercial accounts. Mr. Olinger feels this would benefit the community by creating jobs, give the community a place to bring their tree limbs, and that this would have a much lower impact on noise and traffic compared to other types of businesses. It was stated they are not looking to change the zoning ordinances but are looking to add some language to allow for the production of mulch. A resident asked if this is considered “spot zoning” and Mr. Hosterman stated no, it is not spot zoning.

A question was asked if they will be using sludge from treatment plans (biowaste), and Mr. Olinger stated no. Mr. Olinger also stated they will minimize runoff and will have the least impact on the community. A discussion ensued.

Mrs. Alexis made a motion to recommend the text amendment to the Board of Supervisors. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.

Review of Density Ordinance

Mr. Hosterman reviewed the changes to the Density Ordinance. A discussion ensued. Mr. Hosterman will make changes and bring it back next month to the Planning Commission.

Mr. Woessner stated he had Mrs. Kutsch put together Planning Series books for each of the Planning Commission members that he felt had information that would be beneficial to them.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mr. Tietjen moved to adjourn the meeting at 9:24 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary