

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 17, 2019
(Approved July 17, 2019)

The Planning Commission held their monthly meeting on Wednesday, April 17, 2019. Present for the meeting were Walter Woessner, Kathryn Alexis and Lance Parson. Larry Tietjen and Paul Lacon were absent. Also present was Marjorie Brown, 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.

Mr. Woessner asked if anyone had any changes or additions to the agenda. Mrs. Alexis made a motion to accept using the agenda as presented. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

MINUTES

Mrs. Alexis made a motion to approve the minutes as presented for the March 20, 2019 monthly meeting. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Schuylkill River Trail Phase 2

The following were present with regards to the Schuylkill River Trail Phase 2 Trailhead: Michael Gill, Attorney who represents the County for this project, Nate McCullough, WCG Project Engineer, and David Stauffer, Capital Projects Coordinator for the County of Chester Department of Facilities & Parks. David Stauffer gave an overview of the project. Michael Gill stated one of the primary issues in the review letters was how they are going to screen the residential property from the trailhead. He stated there is an addition to the plan which is a shadow box fence that will be used as a screen. There is a 27-foot buffer area between the parking and the property line where the fence will be installed. He stated this takes care of the zoning issue and they are able to comply with the zoning ordinance. Michael Gill stated the stormwater management facility is a regional facility that is going to take stormwater not just from the parking lot trailhead but from other off-site areas. It is designed to accommodate stormwater flow from off-site and manage that through the county system as well. As the waivers were reviewed, discussions ensued.

The following waivers were reviewed and voted on:

1. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §301.5 to permit the Applicant to not post the signage. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
2. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §301.5 to permit the Applicant to mail notice only of the initial Planning Commission meeting. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
3. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §301.5.B(2) to permit the Applicant to only

mail notice to property owners within 500 feet of the property. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

4. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §302.2 to permit the Applicant to not make the submission. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
5. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.1.A to permit the Application to proceed concurrently as a preliminary/final application. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
6. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.1.B to permit the Applicant to not sign a professional services agreement and to not post an escrow with the Township for payment of Township consultant fees. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
7. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.2.B(5) and 305.2.B(7) to permit the Applicant to not obtain application review by the Township Historical Commission. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
8. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.2.B(6) and 305.2.B(8) to permit the Applicant to not obtain application review by the Township Parks, Recreation and Conservation Committee. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
9. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.3.B(5) to permit 11" x 17" plan sheets to be submitted on the condition that the final plans to be recorded are 24" x 36". Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
10. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §304.3.H to permit the Site Analysis Plan to not be provided. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 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 §305.2.D(8) and 307.2 to permit the Applicant to record only selected pages of the final plans, including those identified on the second sheet of the Plans on the conditions that the selected pages be numbered consistent with the numbers assigned to them on the second plan sheet and that all plan notes recommended by Township consultants to be added to the plans be included on the recorded plan sheets. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
12. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §305.2.E(2) and 310 to permit the Applicant to not post financial security for construction of the improvements and to not furnish an improvement cost estimate. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

13. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-305.2.E(5) to permit the Applicant to obtain final plan approval without first providing copies of all required permits on the condition that the Applicant furnishes copies of all required permits that have been issued, identify those required permits that have not yet been issued and the anticipated dates of issuance, and provide the remaining permits to the Township before the Township releases the final plans for recording. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
14. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §309.1.B to permit the Applicant to not post the required financial security during construction of the improvements. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
15. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §309.1.B to permit the Applicant to not post the required financial security during the maintenance period on the condition the Applicant execute an indemnification agreement in favor of the Township in form and substance mutually acceptable to the Township Solicitor and the Applicant. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
16. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §306.1 to permit the Applicant to submit the information typically provided on a Conservation Plan on PennDOT style post construction stormwater management plan sheets and soil erosion control plan sheets submitted separately by the Applicant as part of its Application for Drainage Permit. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
17. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §306.2 to permit the Applicant to submit the information typically provided on a Construction Improvements Plan on PennDOT style post construction stormwater management plan sheets and soil erosion control plan sheets submitted separately by the Applicant as part of its Application for Drainage Permit. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
18. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §306.3 to permit the Applicant to not provide the required Traffic, Historic Resources, Utilities, Fiscal and Environmental Impact Studies. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
19. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §416.4 to permit the Applicant to not provide curbs along the southwestern boundary of the parking area. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
20. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §418.4 to permit the Applicant to not provide sidewalks along the parking area and the site frontages of New Schuylkill Road and Linfield Road. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
21. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §427.4.B to permit the lighting of the

trailhead parking lot to be less than the required minimums on the condition that the lighting intensity meets or exceeds that provided as shown on the Parkerford Trailhead Lighting Plan, Sheet 1 of 3, signed and sealed by Nathaniel Walter McCulloch on March 18, 2019 and bearing an electronic file date of March 18, 2019, 9:48:59 AM or as otherwise recommended by the Board of Supervisors. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

A motion was made by Mr. Parson to recommend if the Board of Supervisors requires that all night lighting be provided, a waiver of SALDO section §22-427.5.D to not require the site's lighting be reduced to 25%. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

22. SALDO §428.2, which requires that any portion of a lot not used for parking spaces, aisles and sidewalks be planted and continually maintained with an all-season ground cover, to permit the Applicant to not provide the required ground cover. This waiver is no longer necessary.
23. SALDO §428.3, which requires that no trees or shrubs be planted within five feet of side or rear property lines or within two feet of any street, to permit the Applicant to plant five evergreen trees within five feet of the northeast property line. This waiver is no longer necessary.
24. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §428.6.A to permit the Applicant to not provide a landscape screen along the outer perimeter of the parking area on the condition that landscaping be provided as shown on the Parkerford Trailhead Landscape Plan Sheet 1 of 1, signed and sealed by Walter Nathaniel McCullough dated 2/28/19 and printed Wednesday, 4/17/19 at 7:08:07 AM. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
25. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §428.8.B to permit the Applicant to not provide the required street trees. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
26. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §428.9 to permit the Applicant to not provide the required plantings. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
27. SALDO §428.11, which requires a completely landscaped visual barrier or landscape screen between the tract and the adjacent residential property, to permit the Applicant to not provide a landscape screen. This waiver is no longer necessary.
28. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §428.12.A to permit the landscape plan to not be signed and sealed by a registered landscape architect. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
29. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §428.13 and 428.14 to permit the Applicant to not provide a long-term maintenance plan and to not include detailed notes on the Plans

regarding plant material standards for the street trees, landscape screen and parking lot landscaping on the condition that a Note satisfactory to the Township Planner be included on the Plans stating that the Applicant will install and continuously maintain the plantings in accordance with current best management practices, will maintain the plantings in perpetuity or, if earlier, until the PECO license is terminated or expires, and will install materials which conform with American Standards for Nursery Stock. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

30. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-601.1 to not require the Applicant to post financial security in lieu of the completion of improvements. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
31. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-602 to permit land disturbance and construction activities to proceed without Township inspections. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
32. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-607 to permit the Applicant to not provide the required liability insurance coverage on the condition that the County arrange for all required inspections of improvements constructed on the property in lieu of any inspections by the Township consultants. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
33. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-703 to permit the Applicant to not deposit an escrow with the Township to cover application fees and expenses incurred for Township consultant reviews on the condition that the Applicant agrees to pay all Township costs and expenses incurred for land development review, including consultant review fees, prior to the Township releasing of the final land development plans for recording subject to the rights of the Applicant under the Municipalities Planning Code. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.
34. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-410.4.A(1) to permit the intersection spacing from the trailhead driveway intersection to the Linfield Road/New Schuylkill Road intersection to be approximately 50 feet as shown on the Plans on the condition that PennDOT approve the trailhead driveway intersection design. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
35. A motion was made by Mr. Parson to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-410.5 to permit the curb radii at the trailhead driveway intersection to be 20 feet, as shown on the Plans on the condition that PennDOT approve the trailhead driveway intersection design. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

Mr. Gill stated he had more waivers which were voted on accordingly:

1. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO 22-402.2.C to permit the Applicant to not plant two new trees of not less than 2 ½ inch caliper for every existing tree of eight-inch (8")

dbh or greater to be destroyed. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

2. A motion was made by Mrs. Alexis to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §404 to permit the Applicant to not install monuments and markers on the Property. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.
3. 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.A.13 to permit the Applicant to not show the location of all existing and proposed monuments and markers on the Plans. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

A motion was made by Mrs. Alexis to approve the draft Resolution in the form presented with as-modified pursuant to the approved waivers. Mr. Parson seconded the motion. The motion carried with a 3-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

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

Mr. Parson moved to adjourn the meeting at 10:00 pm. Mrs. Alexis seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary