

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 20, 2022
(Approved May 18, 2022)

The Planning Commission held their monthly meeting on Wednesday, April 20, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Mark Hosterman, Township Solicitor, 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 March 16, 2022. Mr. Tietjen 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 527 Bethel Church Road 6-Lot Major Preliminary Subdivision/Land Development

Greg Wagman and John Lentz, MCH Development, were present along with Adam Brower, Engineer. Mr. Wagman stated in regards to the proposed 6-lot major preliminary subdivision/land development plan, they went with the Planning Commission's recommendation to put in a road instead of driveways coming out onto Bethel Church Road. Mr. Brower stated this is located in the R-1 District. There will be five (5) single family homes with on-lot sewer/water on approximately 1.5 to 2 acre lots on a cul-de-sac. The existing home will remain with a larger lot and will be sold at some point.

A discussion ensued regarding various review comments relating to the road, walkways, curbs, emergency access, lighting, stormwater and some other issues. Mr. Brower stated they will be reaching out to PennDOT regarding the road. Mr. Woessner stated the road should be long enough for the Township to get liquid fuels. Mr. Woessner would like them to check with the Fire Marshal regarding emergency access. In regards to the curbs, they must show hardship as to why they want a waiver. Mr. Brower stated they didn't feel there was any value to having sidewalks since the road is not very long. Mr. Tralies stated he is open to waiving the sidewalks on the cul-de-sac but would like to see sidewalk or trail along Bethel Church Road frontage.

Mr. Brower stated they would like to discuss the existing house with the Historical Commission. Mr. Tietjen said to let the Township know when they would like to be on the agenda.

Some residents that live in the area inquired about stormwater that flows into the creek and stated they want to keep the integrity of the creek as they are concerned about erosion. They are also concerned about the integrity of the water and will it be checked on a periodic basis. Mr. Brower stated the flow should be about the same and that there will be a basin that will hold the stormwater and will release it slow. They will be submitting their plan to Chester County Conservation District after the Township is good with the plan. Mr. Wagman stated they are small builders and at most they would have two (2) homes being built at the same time. Mr. Tralies stated about moving some of the required landscaping to the riparian buffer area near the head waters of the creek and that planting trees will help hold the soil in place and improve the situation for water quality.

Mr. Wagman wanted to know the Township's position on dedicating the road. Mr. Woessner stated as long as it meets the criteria. Discussions were ongoing regarding the walkway on Bethel Church Road frontage. Mr. Brower stated they still need to work it out but they are looking at a walkway which would be paved vs. a concrete sidewalk. Mr. Wagman stated it won't connect to anything so is it necessary. Mr. Tralies stated Mr. Wagman is correct that the walkway won't connect to anything but in the future it may and it's best to build the walkway now.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Review of Density Ordinance

Mr. Hosterman handed out the redline version of the density ordinance from the code book that was reviewed at the March meeting. A lengthy discussion ensued. Mr. Hosterman stated the Board of Supervisors don't want the density in the Ordinance to change, they want growing greener to be density neutral. Mrs. Alexis made a motion to keep density at 1/3-acre lot in the R-3 district. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote. Further discussions ensued.

Mr. Tietjen made a motion for the Density Ordinance to be recommended to the Board of Supervisors with the changes discussed. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.

Growing Greener Update

Mr. Tralies stated he missed his deadline to have the ordinance language ready to go. He will come back next month with updated information.

Historical Commission Update

Mr. Tietjen stated the Fricks Locks Village tour dates are now available for 2022.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mr. Tietjen moved to adjourn the meeting at 9:13 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary