

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MAY 18, 2022
(Approved June 15, 2022)

The Planning Commission held their monthly meeting on Wednesday, May 18, 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 April 20, 2022. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote. Mr. Tietjen arrived after the vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Consideration of Review of Kolb Tract Subdivision of a Minor Preliminary/Final Subdivision (Lot Line Adjustment)

Sally Kolb said the land has been farmed for four generations and they have owned it for almost 50 years. The plan is that it will continue to be owned by family and continued to be farmed for the rest of this generation. When the lots were originally subdivided, they were cut very oddly. It was decided since the partnership is going to be selling the land to the one partner (Ms. Kolb's brother-in-law) because he is going to continue to farm the land, they should do a lot line adjustment. The way the lots are currently shaped they don't have enough space to put in an up-to-date septic system. By adjusting the lot lines this would help with the situation of being able to put in an up-to-date septic system in the future.

Susan Rice, S.T.A. Engineering, Inc., said regarding the review letters that most items they will comply with and that they will be asking for four waivers which include sidewalks, widening the roads, and plan scale to 80 scale (keep it on one sheet) instead of 50 scale (which would be on two sheets). A question was asked about the comment on the Solicitor review letter concerning a trail. A discussion ensued. Mr. Hosterman said that because this is a lot line adjustment and not a subdivision the trail comment can be removed. Mr. Tralies stated the trail plan for the Township does not propose a trail along Baptist Church Road. It was stated they will be dedicating the Ultimate Right-of-Way. Ms. Rice said they will revise the plans and resubmit with the waiver request letter. Ms. Kolb asked if they should apply for the extension. Mr. Vennettilli stated the 90 days starts from the date of this meeting and that she should have enough time. If we get close to the 90 days then apply for the extension. They will submit updated plans and the waiver request for the next meeting and will be looking for recommendation of the preliminary final approval. Mr. Hosterman stated he will prepare a Resolution.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Growing Greener Update

Mr. Tralies asked if anyone had any questions regarding the updated Growing Greener Ordinance Amendments. A discussion ensued. Mr. Hosterman said the next step would be for Mr. Tralies to give a presentation to the Board of Supervisors. Mr. Tralies will see if he is able to attend the next Board of Supervisors meeting on June 13th. Mr. Woessner stated Mr. Tralies will also eventually need to go before the Pottstown Metropolitan Regional Planning Commission.

Mrs. Alexis made a motion for Mr. Tralies to give a presentation to the Board of Supervisors regarding Growing Greener. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

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 7:50 pm. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary