

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JUNE 15, 2022  
*(Approved July 20, 2022)*

The Planning Commission held their monthly meeting on Wednesday, June 15, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, and Larry Tietjen. Paul Lacon was absent. Also present were Mark Hosterman, Township Solicitor, Rick Tralies, Township Planner and Al Vennettilli, Township Engineer.

Mr. Woessner called the meeting to order at 7:02 p.m. and the pledge was recited.

**MINUTES**

Mrs. Alexis made a motion to accept the minutes as presented for May 18, 2022. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 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) - Resubmission

Sally Kolb said S.T.A. Engineering, Inc. updated the plans and included what the Planning Commission suggested from the last Planning Commission meeting in May. Mr. Hosterman said the Resolution his office prepared has the waivers requested listed in Section B and Section C has the conditions of final approval. Mr. Hosterman said there will be a few things that will need to be addressed on the plans prior to recording of the plans. He also said the applicant's attorney will prepare the deeds but his office will review and will most likely do the recording of all documents. Mrs. Kolb asked about where the monuments will need to go near the gas line and it was stated that they will go next to the gas line on her property.

Mr. Tietjen made a motion to recommend the Board of Supervisors approve the Resolution as prepared for the Kolb Tract Lot Line Adjustment. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Consideration of Review of Preliminary/Final Minor Subdivision Plan for 281 Sawmill Road – Depue – Resubmission

John Aston, Engineer/Surveyor, for Mrs. Depue said they received ARRO's review letter. Some discussion ensued regarding the Stormwater Management comments. Mr. Aston said they wanted to defer stormwater management for whomever buys the lot and builds a house. Mr. Vennettilli said they have no problem deferring it but that currently Mr. Aston also has the stormwater design calculations on the plans. Mr. Vennettilli said it has to be one way or the other. If they are deferring it then take the stormwater management design calculations off the plans. He said what he is looking for then is an infiltration testing report for stormwater, which is to show proof that it does infiltrate adequately to build on the lot. They can then request a waiver for design of the stormwater system to the future when someone actually applies for the building permit. Mr. Hosterman said they would list it as a deferral on the approval resolution but he will review the appropriate language. Regarding the review comments under the Subdivision/Land Development section, Mr. Vennettilli said they have no objections to the four waivers. Mr. Vennettilli also said the sewage facilities planning module has been submitted to the DEP. Mr. Aston said the couple of comments under General Comments section of the review letter they will comply. Mr. Vennettilli said all they need to do is prove the lot is viable by the infiltration testing and the location should be shown on the plans. Mrs.

Depue asked if another extension is needed. The Township will look into this and get back to her tomorrow.

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

### Growing Greener Update

Mr. Tralies thanked the Planning Commission members for coming out to the Board of Supervisors meeting on Monday, June 13, 2022 when he gave the Growing Greener presentation. Mr. Tralies said since the Board of Supervisors approved the ordinance regarding the specific intent changes, he has updated the sections of the growing greener ordinance amendments that the specific intent changes would affect. A discussion ensued.

Mr. Woessner made a motion to recommend that the Board of Supervisors authorize the Township Solicitor to prepare the Growing Greener Ordinance Amendments into a form for adoption. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Hosterman asked Mr. Tralies to share his slides on Growing Greener with him which would be helpful when they put the ordinance into a form for adoption.

Mr. Tralies will most likely be presenting Growing Greener to the Pottstown Metropolitan Regional Planning Commission at one of their meetings soon.

### Historical Commission Update

Nothing to report at this time.

### Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

Mr. Parson had a few questions/comments regarding Whispering Woods. He said they don't seem to be mowing the recreational field space, is it because they are not going to or waiting for the grass to get bale height. Mr. Tralies doesn't know but said his last landscape inspections they had not seeded all of the meadow areas. He also doesn't believe they started their maintenance period because of outstanding issues. Mr. Parson wants to know why they paved speed bumps in the macadam trail and lastly, he wanted to know if the stone parking lot at Ellis Woods Road is going to remain the way it is because it's muddy and not being maintained. A discussion ensued. Mr. Tralies believes they still have some issues to fix yet before they start their maintenance period. Regarding the dead trees at Whispering Woods, Mr. Hosterman said he needs to put together a meeting to discuss it further.

## **ADJOURNMENT**

Mr. Tietjen moved to adjourn the meeting at 8:02 pm. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary