

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JULY 20, 2022  
*(Approved August 17, 2022)*

The Planning Commission held their monthly meeting on Wednesday, July 20, 2022. Present for the meeting were Walter Woessner, Larry Tietjen and Paul Lacon. Kathryn Alexis and Lance Parson were absent. Also present were Mark Hosterman, Township Solicitor, Brady Flaharty, Township Engineer and Nick Upmeyer for Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

**MINUTES**

Mr. Tietjen made a motion to accept the minutes as presented for June 15, 2022. Mr. Woessner seconded the motion. The motion carried with a 3-0-0 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 – Resubmission

Adam Brower, EB Walsh & Associates, said regarding the project at 527 Bethel Church Road that they added the walking trail along Bethel Church Road and worked out most of the detail based on the comments from the previous Planning Commission meeting. Regarding the impact studies, Mr. Brower wanted to confirm which studies are required. Mr. Tietjen said it doesn't make sense to require the Historical Resource Impact Study and they should request a waiver for this study. Regarding the traffic impact study, they will be submitting that to PennDOT soon. A discussion ensued regarding the stormwater drainage. Mr. Brower said they will update the plant choices. Mr. Upmeyer said they should include trees in the riparian buffer which should help with stormwater runoff towards the neighboring properties. Mr. Woessner would like them to talk to the Fire Marshall regarding emergency access. Mr. Hosterman said they should have a meeting with the Fire Marshall and the Township Traffic Engineer. Mr. Woessner discussed the waivers and said they need more detail in their waivers and to check the SALDO on the correct wording.

Mr. Flaharty said they would need to resubmit by next Wednesday, July 27, 2022 in order to be on the next Planning Commission agenda which would be for August 17, 2022.

Mr. Hosterman asked if there will be an HOA and if no HOA who will be taking care of the maintenance for the basin. Mr. Brower said it depends on if the Township takes dedication of the road. If the Township does take dedication of the road, then it would fall on whomever buys the lot with the basin. Mr. Hosterman said they would like to know which way they are leaning with the HOA for the next submission.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Jason Stouch, 574 Schoolhouse Road, asked when the Villages at Fricks Lock will be on the Planning Commission agenda. Mr. Hosterman said we don't know yet as nothing has been officially submitted.

There was a brief discussion regarding the status of the Growing Greener ordinance amendments.

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 7:55 pm. Mr. Lacon seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Susan Kutsch  
Secretary