

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON SEPTEMBER 21, 2022
(Approved October 19, 2022)

The Planning Commission held their monthly meeting on Wednesday, September 21, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson and Paul Lacon. Larry Tietjen was absent. Also present were Mark Hosterman, 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.

MINUTES

Mr. Woessner made a motion to accept the minutes of August 17, 2022 with a correction to add under Citizens Comments about the letter Liz Willow presented to the Planning Commission at the previous meeting regarding the proposed development on Fricks Lock Road. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

No Citizens Comments

SUBDIVISION AND LAND DEVELOPMENT

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

John Aston reviewed the minor subdivision plan for 281 Sawmill Road and said they have all the engineering issues straightened out. They are asking for two (2) waivers and a deferral. They would like to defer the financial security and land development agreement until Lot 1 is sold. Mr. Hosterman said in the Resolution it states that they must fully reimburse the Township for any outstanding costs and post a \$3,000 escrow. Ms. Depue asked why she has to hook up to public sewer and it was stated that because she is within 150 feet of the sewer main and the DEP requires hookup to sewer.

The following waivers were reviewed and voted on:

Motions on Requested Waivers:

1. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-304.3.A.(27) to permit a note identifying the list of the physical features that do not exist on the Property to be placed on Sheet 2 of the Plans for this Subdivision, where such note is typically required on Sheet 1. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.
2. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-306.1 to permit the Plans as presented to stand as the Conservation Plan, where the Plans are required to be accompanied by a Conservation Plan. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a deferral from SALDO §22-309 to permit Applicant to defer signing a Land Development and Financial Security Agreement until the sale of Lot 1 with the condition that upon the transfer of Lot 1 to a new owner, prior to the development of Lot 1 in accordance with the approved Plans, the new owner shall enter into a Land Development and Financial Security Agreement with the Township. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mrs. Alexis made a motion to recommend the Board of Supervisors grant Judith Depue conditional approval of the Preliminary/Final Minor Subdivision Plans dated December 28, 2021, last revised August 22, 2022, relating to the property located at 281 Sawmill Road, in the form of the Resolution presented to this Planning Commission, subject to the following changes to be made by the Planning Commission Solicitor: Deferral of Land Development Agreement and posting of financial security until sale of Lot 1. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Consideration of Review of 527 Bethel Church Road 6-Lot Major Preliminary Subdivision/Land Development - Resubmission

Adam Brower, EB Walsh, said they spoke with the Fire Marshall regarding the emergency access and it was suggested they widen the road to 30 feet instead of having an additional access road. A discussion ensued. Mr. Flaharty suggested for Mr. Brower to email the Fire Marshall and John Yurick asking the Fire Marshall to confirm the Emergency Access suggestion. Mr. Brower said that regarding the traffic study/speed study, he went out to the site and he said he could see up to the bend and feels the site distance should be good. There will be an HOA. It was said there should be an Architectural Review Board. Greg Wagman said the language will be vague as he doesn't want to tell someone what color siding they can have. Mr. Flaharty said if they want to be on the next Planning Commission agenda on October 19, 2022, then they would need to resubmit by Wednesday, September 28, 2022. They should have the preliminary plans pretty well cleaned up so when final is submitted it should not take as long. It was also said that they can do a waiver to have the plans approved as preliminary/final instead of doing them separately. Mr. Woessner said to make sure they include a write up about the piece of land that they plan to transfer to the neighbor.

Consideration of Review of Preliminary/Final Major Land Development Plan for 1730 New Schuylkill Road – DROOGS MMA and Jiu Jitsu

John Anderson, Cornerstone Consulting, said there are four (4) partners that own the 6,000 square foot building. There are twelve (12) existing asphalt parking spaces. They want to reduce the impervious coverage and provide parking in the gravel parking lot which would give them 24 parking spaces in total. They will be asking for a waiver of the wetland study. Instead of having a waiver for the stormwater plan they will provide the stormwater. A discussion ensued regarding the parking requirements. Mr. Flaharty said to be on the next Planning Commission agenda in October they would need to make a resubmission by Wednesday, September 28, 2022. Mr. Hosterman said a Resolution can be drafted for the next Planning Commission meeting. Mr. Hosterman also asked about whether or not they can paint lines on the gravel which is required. It was said they can do that and will continue to maintain it. Mr. Hosterman said a note needs to be added to the plan regarding the painting of lines for the parking spaces in the gravel. If they resubmit by next Wednesday, September 28, 2022, then the Planning Commission at the October meeting can recommend Board of Supervisors approval and then go to the Board of Supervisors for conditional approval at their November meeting. Mr. Hosterman also asked if they signed the Extension of Time which they provided.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Informal Comparison Presentation of Mixed-Use Proposal and By Right Residential or By Right Commercial Uses for the Villages and Shoppes at Fricks Lock consisting of:

- 1.) Villages Mixed-use Sketch
- 2.) Detached & Attached Sketch – Revised to reflect comments made during the August 17th meeting
- 3.) All Detached Sketch – New option requested at the August 17th Meeting
- 4.) Approved Warehouse Sketch

Joan London, attorney for Artisan, said the site walk meeting they had today was very productive. A number of concepts were presented to the Board of Supervisors and Planning Commission at previous meetings.

Jackie Erickson said they have four different options to show them: By Right Single Family Homes, By Right 25 Warehouse/Storage Buildings, By Right 115 Single Family Homes and 65 Townhomes which would require a text amendment, or Village Mixed Use which would require a text amendment.

Mr. Hosterman said in regards to the sports fields, that after speaking with the Public Works Director, Ray Kolb, he said the Township doesn't want to maintain them. Another option would be for a third-party sports association to maintain them. Ms. Erickson said the land would be dedicated where the sports fields would be and it would be up to the Township to enter into an agreement with a sports association.

John Yurick had mentioned to Artisan that PennDOT is favoring round-a-bouts but Artisan does not feel this is the type of intersection for a round-a-bout. Whether they do a traffic light or round-a-bout is determined by PennDOT but they are asking for the Township to be on board that this is not an appropriate intersection for a round-a-bout. It was said that Mr. Flaharty has asked them to consider increasing the size of the forced main to accommodate for possible future use by the Parker Ford area.

Mr. Parson asked what is the minimum number of homes they can build there. Ms. Erickson said they will have to do some calculations to come up with a number. Mr. Hosterman clarified that the single-family homes are by right but the twins will need a text amendment. The Planning Commission likes the mixture of single-family homes, twins and a portion for commercial but are concerned about density. They feel there are too many homes and are looking for lower density. Mr. Lacon suggested they put together a concept of the single-family homes, twins and commercial that they feel the Planning Commission can live with. The Planning Commission members all agreed.

Review of Ordinance 2022-257 - "Stormwater Management Ordinance Amendments"

Mr. Flaharty reviewed the Stormwater Management Ordinance Amendments and said these are required updates aside from one change that he put in which is for submission of plans to be made electronically. A couple of the changes are: once BMPs are constructed they will have to be inspected annually for the first five years then once every three years thereafter; dechlorinated swimming pool discharges will no longer be allowed under the new ordinance, if a swimming pool owner can't discharge dechlorinated pool water onto his/her property and have it fully infiltrated into his/her property without running off onto a neighboring property, the owner will

need to hire someone to pump it out and haul it away. A discussion ensued. There were a few minor corrections that need to be made. Mr. Parson made a motion to recommend approval of Ordinance 2022-257 with the corrections noted. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:28 pm. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary