

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON DECEMBER 21, 2022  
*(Approved January 18, 2023)*

The Planning Commission held their monthly meeting on Wednesday, December 21, 2022. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, and Larry Tietjen. Also present were Mark Hosterman, Township Solicitor, Rick Tralies, Township Planner and Eugene Briggs, Township Manager.

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

### **MINUTES**

Regarding the October 19, 2022 minutes, there are some changes to be made. Mr. Woessner asked who seconded the motion for the waiver on page one for 304.1.A and Mrs. Alexis said she did.

The waiver for 22.411.5.B where it says Mr. Woessner voted no, he would like it to read that "Mr. Woessner would like to see additional no parking signage at the bulb of the cul-de-sac which is not for parking cars. The applicant agreed to add signs". Mr. Woessner made a motion to accept those changes to the October 19, 2022 minutes. Mr. Parson seconded the motion. The motion carried 4-0-0.

The waiver for 22.46.7, Mrs. Alexis made a motion for it to read "to not widen the road if not recommended by PennDot". Mr. Parson seconded the motion. The motion carried 4-0-0.

Mr. Tietjen made a motion to accept the October 19, 2022 minutes as amended. Mrs. Alexis seconded the motion. The motion carried 4-0-0.

### **CITIZEN COMMENTS**

No Citizens Comments

### **PROJECT REVIEWS**

#### Consider Informal Sketch Presentation on the Villages and Shoppes at Fricks Lock

Jackie Erixson, Artisan Construction Group, said when they were here back in September they had just recently closed on the property. They went back and looked at the density and how to embrace the growing greener and also reached out to Mr. Tralies. They reduced the number of twin homes down to 104 and added two different types of singles. The type of single home they had shown before and another they refer to as an executive single. Mrs. Erixson reviewed the changes they made to their proposed plans.

Regarding the twins and the alleys, they changed the plan to have a 20-foot pad behind the home so two (2) cars can park in the driveway as well as two (2) cars can park in the garage. The access to the garage is in the back of the home. There will be parking on the street on one side in front of the twin homes. A discussion ensued.

They purchased the 8.66 acre lot and would dedicate it to the Township. They added the additional trail connection off Sanatoga Road. There are additional overflow parking spaces scattered throughout the community. There would be a total of 216 homes. The roads would be privately owned. There would be public sewer and public water. A discussion ensued.

Mr. Hosterman said he can't speak for the Board of Supervisors (Supervisors) but he felt that the Supervisors didn't give Artisan the feedback they were looking for when they presented to this them at a prior meeting. He knows that the Supervisors do want density neutral and that he thinks they are open to considering a mix of twins and singles. Although, in looking at the by-right plan there would be approximately 155 homes and Mr. Hosterman feels that is the number of homes the Supervisors would prefer but he also feels they would like to see commercial development at the corner. Mrs. Erixson said they cannot do 155 homes and retail because of the costs involved and the interest from the building partners is not there. A discussion ensued.

Mr. Tralies said they have been in the process of adopting the growing greener ordinance for some time now and that ordinance includes four options which are focused on protecting the FR district and two other districts. Option 1 is the density neutral option. Mr. Tralies said they could take the by-right numbers which includes the lots to be 1/3 acre and shrink the numbers down to 1/6 acre and preserve half of the site as open space. He suggested they go back and start by identifying the open space. A discussion ensued regarding growing greener and how this would work with their proposed plan. Mr. Tralies said he commends them for making changes and likes the new sketch better than the previous plan. He said they did make improvements along the way but the number of units is the sticking point.

Mr. Hosterman suggested they get in front of the Board of Supervisors to get some feedback on the number of units that would be acceptable to them. The Planning Commission members feel it's a nice plan just too many homes and agree they should go in front of the Supervisors. A discussion continued.

Mr. Tietjen said if they go the warehouse route then it should be considered about trucks going in and out all hours of the day/night and lights shining all night. Mr. Woessner said he doesn't really want to give up the commercial part.

Mr. Hosterman said if the Supervisors like this proposed plan, then they could move forward with it and an ordinance amendment would need to be done. If not, they can move forward with one of the by-right plans. He also said growing greener is on the horizon for a public hearing in two to three months and they could wait till then. Mr. Briggs said he doesn't know what the January Board of Supervisors agenda is looking like yet but will try to get them on it. Mr. Tietjen suggested the Supervisors be given time to look at the plan ahead of the meeting. Mr. Tralies reviewed with the Planning Commission members some of the items he went over with Artisan prior to the Planning Commission meeting which pertain to the open space design, stormwater, and some overall design issues. Mr. Tralies said he likes the village design better than the other plan but there are still design issues.

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

### Consider Wavier Request Informational Document

Mr. Woessner would like to see that anytime someone came in with a plan they walked out with the waiver rules so they know what to do. Everyone agrees.

### Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Mr. Tietjen said that the topic of conversation was a concern with other municipalities regarding proper ambulance services for their communities. He didn't get a sense that East Coventry Township had that concern.

Mrs. Alexis said that at some time she would like to discuss road widths in general and she also feels on street parking is helpful in some places although not everywhere. A discussion ensued.

**ADJOURNMENT**

Mrs. Alexis moved to adjourn the meeting at 8:46 pm. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,



Walter Woessner  
Secretary (Acting)