

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 18, 2023
(Approved February 15, 2023)

The Planning Commission held their monthly meeting on Wednesday, January 18, 2023. Present for the meeting were Walter Woessner, Chair; Kathryn Alexis, Vice Chair; Lance Parson; Larry Tietjen, and Paul Lacon. 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 PM and the pledge was recited.

MINUTES

Approval of the minutes of the November 16, 2022 monthly meeting.

The minutes for the November 16, 2022 monthly meeting was tabled as it needs editing, which Mrs. Alexis will work on.

Approval of the minutes of the December 21, 2022 monthly meeting.

Mrs. Alexis made a motion to approve the December 21, 2022 monthly meeting minutes. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

ELECT CHAIR AND VICE CHAIR

Mr. Woessner was nominated as Chair and Mrs. Alexis was nominated as Vice Chair.

Mr. Parson made a motion to elect Mr. Woessner as Chair and Mrs. Alexis as Vice Chair. Mr. Tietjen seconded the motion. The motion carried with a 4-0-1 vote, with each abstaining from their own election vote.

ESTABLISH 2023 PLANNING COMMISSION MEETING DATES AND TIMES

Proposed Dates are January 18, February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15, and December 20. Proposed Time is 7:00 PM.

Mr. Woessner made a motion to approve the 2023 dates for the Planning Commission meetings as January 18, February 15, March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15, and December 20 with a starting time of 7:00 PM. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

CITIZEN COMMENTS

No Citizens Comments

PROJECT REVIEWS

Consider Informal Sketch on the Villages at Fricks Lock

Ms. Erixson presented a revised draft which included 155 dwelling units, a reduced density from previous versions. The revised plan no longer showed a commercial element. It did include more internal open space in the form of formal green spaces. Mr. Tralies talked through a variety of development options, including cluster subdivision. He was unsure if 155 units would actually be permitted by right. Mr. Woessner stated that open space calculations should be based on Net Tract Area, not Gross Tract Area. At the conclusion of the discussion, the Planning Commission again suggested that the Applicant consider going to the Board of Supervisors to discuss density and the overall layout to get their feedback.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Consider Recommending and Supporting the Township’s Applications for a 2023 DCNR C2P2 Municipal Acquisition Grant and a Chester County 2023 Municipal Acquisition Grant for the Acquisition of the 921 Schoolhouse Road a 1.7 acre Property Adjacent to the Township’s Maack Nature Preserve.

The Planning Commission discussed the merits of this proposed acquisition.

Mr. Tietjen made a motion to approve recommending and supporting the Township’s applications for a 2023 DCNR C2P2 Municipal Acquisition Grant and a Chester County 2023 Municipal Acquisition Grant for the acquisition of the 921 Schoolhouse Road. Mrs. Alexis seconded the motion. The motion carried with a 4-1-0 vote, with Mr. Parson voting against as he feels the property is too small to make a difference.

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 8:45 PM. Mrs. Alexis seconded the motion. The motion carried with a 5-0 vote.

Respectfully submitted,



Walter Woessner
Acting Secretary