

DRAFT MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD SEPTEMBER 20, 2023

The Planning Commission held its regular meeting on Wednesday, September 20, 2023. Present for the meeting were Walter Woessner, Chair; Larry Tietjen, Vice Chair; Lance Parson; and Jason Stouch. Paul Lacon was not in attendance. Also present were Eugene Briggs, Township Manager; Amy Holland, Administrative Assistant to the Township Manager; Mark Hosterman, Township Solicitor; Brady Flaharty, Township Engineer; Rick Tralies, Township Planner; and John Yurick, Transportation Engineer.

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

1. INTRODUCTION OF NEW PLANNING COMMISSIONER JASON STOUCH.

Mr. Woessner introduced Jason Stouch as a new member of the Planning Commission.

2. MINUTES

A. Consideration of Approval of the August 16, 2023, Regular Meeting Minutes.

Mr. Flaharty commented on the misspelling of Glenn Kelczewski's last name.

Mr. Tietjen made a motion to approve the minutes with the correction of Mr. Kelczewski's name. Mr. Parson seconded the motion. Mr. Woessner called for a vote and the motion passed 3-0-1 with Jason Stouch abstaining.

3. PUBLIC COMMENT

No comments were made.

4. PROJECT REVIEWS

A. Consideration of Preliminary Subdivision and Land Development Application (23-2000) for 2099 New Schuylkill Road; 200, 225, and 375 Fricks Lock; and 520 Sanatoga Road – Village at Fricks Lock.

Jaqueline Erixson presented the changes that were made to the Village at Fricks Lock plans. The requested waivers were discussed. She said a new plan will be submitted to the Township on Friday, September 22, 2023. The following items were also discussed: bus stop; mailboxes; snow stockpiles; ground maintenance; fiscal impact study; timing of approval; tone of cover letter; road improvements; old Fricks Lock Road to act as driveway for California Closets; parking areas; trail easements; basin fencing; open space dedication; movement of lots; road widths; Historical Commission recommendation; and sidewalks.

Brady Flaharty commented that the road width will need to be addressed because the Township will need to access the pump station.

Rick Tralies requested that the trail have a loop design.

Larry Brown – 500 Sanatoga Road: Commented on his meeting with Brady Flaharty and Lance Parson, and about the AT&T easement.

The Planning Commission took no action.

5. ADDITIONAL ITEMS

A. Review of Pennsylvania Planning Series Information.

Mr. Woessner presented this item.

The Planning Commission took no action.

B. HISTORICAL COMMISSION UPDATE

Mr. Tietjen presented the update on the Historical Commission. He commented on the historic resource definition inconsistency in the Township Code.

Mr. Briggs suggested that the Historical Commission make the consistency edits.

Larry Brown – 500 Sanatoga Road: Commented on the historical map and buffering.

Gail Brown – 500 Sanatoga Road: Commented that the public needs to be involved and that the wording needs to be clear and concise.

C. POTTSTOWN METROPOLITAN REGIONAL PLANNING COMMITTEE UPDATE

Nothing to report since the Committee did not meet.

D. ADJOURNMENT

Mr. Parson motioned to adjourn the meeting at 9:07 p.m. Mr. Tietjen seconded the motion. Mr. Woessner called for a vote and the motion passed 4-0-0.

Respectfully submitted,



Amy Holland
Assistant Township Secretary