

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 15, 2004  
(Approved October 20, 2004)

The Planning Commission held their monthly meeting on Wednesday, September 15, 2004. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, and Eugene Snyder. Also, present was Brady Flaharty of ARRO Consulting, Inc. and John Yurick of McMahon Associates, Inc.

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

**CITIZENS COMMENTS**

No citizen comments

**1. MINUTES**

Mr. Woessner moved to approve the minutes of the August 26, 2004 monthly meeting as amended. Mr. Snyder seconded the motion. The Motion carried unanimously. Amendments being under subheading, Coventry Self Storage, in the fourth paragraph change the word "streets" to "trees", under subheading, Additional Items Brought Before the Commission, noted that Mr. Bill Conver of Conver and Smith Engineering, Inc. also walked the Gambone property on August 5, 2004, in the opening paragraph add Mr. Andrew Levine of ARRO Consulting, Inc. as being present.

**2. COVENTRY BUSINESS PARK**

Mr. William Conver of Conver and Smith Engineering, Inc., Mr. Marvin Colona and Frank Zabowski of FAZ Associates were present. There was a discussion regarding the August 24, 2004 Coventry Business Park subdivision plan and HOP plan, Township Engineer letter dated September 2, 2004, Township Traffic Engineer letter dated September 7, 2004 and Township Planner letter dated September 7, 2004 and Mr. Woessner memo WJW 40914-1.

The Planning Commission noted concerns of the driveway using Route 724 adjacent to the proposed intersection. The driveway may be abandoned and redirected onto Fricks Lock Road if there is ample frontage. There were issues regarding the feasibility and safety involved with slow moving or farm equipment crossing over Route 724 and the further impact of potentially making Fricks Lock Road one way south of Route 724

**3. SHARP SUBDIVISION**

Mr. and Mrs. Jack Sharp were present. There was a brief discussion of the Sharp minor final subdivision plans dated August 6, 2004 and corresponding documentation. In response to Township Engineer SALDO Comment No. 2, monumentation is present and regarding Comment No. 3 street trees already exist along the road. The applicant will submit a response letter to the Township.

**4. IVYWOOD ESTATES**

Ivywood Estates was withdrawn from the agenda at the request of the applicant.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Mr. Woessner has concerns regarding the Township Engineer's lack of addressing code issues found in the plans that were addressed by the Township Planner's office. The Township Engineer reiterated their office plans to improve their reviews. Mr. Woessner felt that the Planner's comments should be addressing planning issues while the Engineer's comments should be addressing design and compliance.

**ADJOURNMENT**

The next monthly meeting will be held October 20, 2004 at 7:00 p.m. Mr. Snyder moved to adjourn the monthly meeting at 9:45 p.m. Mr. Woessner seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary