

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 19, 2007
(Approved January 16, 2008)

The Planning Commission held their monthly meeting on Wednesday, December 19, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner and N. Lance Parson.

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

Mr. Woessner moved to approve the December 19, 2007 agenda as presented. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

CITIZENS COMMENTS

No public comment.

1. MINUTES

Mr. Woessner moved to approve the minutes of the November 29, 2007 monthly meeting as amended. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Amendments are:

- In the first paragraph, change 'Wednesday, October 17' to 'Thursday, November 29'
- Under *Telvil Hall* to the end of the last paragraph add 'The basin on the south side of Creamery Road is to be eliminated and the basin on the north side of Creamery is to be relocated away from the historic property.'
- In the footer change '10/17/07' to '11/29/07'
- Bullet points under *Whispering Woods* are to appear as follows:
 - Bullet point 1 - 'The large trees 8" or greater are to be shown on the plan'
 - Bullet point 3 - 'References to 'net' should be changed to 'gross' on Sheet 3'
 - Bullet point 9 - 'Trees are not 5' away from the property line'
 - Bullet point 10 - 'Trees and sizes of trees are to be added'
 - Bullet point 11 - 'Notes on Page 24 have to be corrected'

2. JOSEPH MCCANN, INC.

Glen Kelczewski of Conver and Smith Engineering was present.

Mr. Kelczewski is to provide clear waiver requests and justification for further review and action.

3. RIDGEFIELD ESTATES (f.k.a. NEUMAN SUBDIVISION)

Stephen Kalis, counsel for the applicant and John Diemer of Wilkinson and Associates were present.

Mr. Woessner moved to recommend preliminary plan approval in accordance with amended draft resolution dated December 12, 2007. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Amendment adding the following conditions:

20. On Sheet 4, the Neuman driveway easement at the northwest corner of Lot 3 shall be revised to provide adequate turning radius for an emergency vehicle.
21. On Sheet 4, “[Typ.]” shall be placed behind “8’ wide earthen shoulder”.
22. In Note 16 on Sheet 5, “equired” shall be revised to “required”
23. Note 22 on Sheet 5 shall be expanded to identify the party responsible for maintenance of the existing easement on Lot 1.
24. In the last line of Note 22 on Sheet 5, “andshall” shall be revised to “and shall”.
25. In Note 31 on Sheet 5, the reference to Lot 2 shall be deleted.
26. In Utility Note 5 on Sheet 7, the reference to the Public Improvements Specifications shall be revised from “latest” to “February 13, 2004”.
27. Utility Note 13 on Sheet 7 shall be deleted.
28. In Grading Notes 3 and 5 on Sheet 7, the reference to “curb” shall be deleted.
29. Grading Note 6 on Sheet 7 shall be deleted.
30. In Note 18 on Sheet 11, a period shall be placed at the end of the first line. The first two words in the second line shall be deleted.
31. In Note 20 on Sheet 11, “90 days” shall be revised to “18 months”.
32. In Note 43 on Sheet 11, “Nature” shall be changed to “Mature” and reference to “30” above curb” shall be revised to “38” above edge of paving”.
33. In the Post and Rail Fence and Gate Detail on Sheet 15, the gate width of “10’ Max” shall be revised to “10’ Min”. The concrete shall be added for hinge post supports. The fence height dimensions of 42” shall be revised to show the top of rail as opposed to top of post.
34. In the Basin Section/Level Spreader detail on Sheet 16, the outlet pipe diameter shall be revised from 12” to 24” at all application locations. Geo-textile fabric shall be added around the stone in the level spreader.
35. The Roadway Widening Section Detail on Sheet 19 shall be revised to eliminate the curb.

Condition No. 18 to read ‘The “Existing Trees (To Be Removed)” chart on Sheet 10 shall be revised such that the actual summation of trees totals to 38’ and the other chart shall be revised accordingly for consistency’.

4. HIDDEN ACRES ESTATES

The applicant requested to be removed from the agenda.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Parson noted that Connie Megay has resigned from the Pottstown Metropolitan Regional Planning Commission. The Planning Commission agreed to have Mr. Parson fill Mrs. Megay’s remaining year on the PMRPC.

Mr. Parson provided information about proposed legislation addressing planting along streams. If passed, developers will be affected. Agricultural have been exempt. The legislation is slated to be adopted in April 2008.

The next Zoning Taskforce meeting is scheduled for February 12, 2008 at 7:00 p.m. and the next Planning Commission monthly meeting is scheduled for January 16, 2008 at 7:00 p.m.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 8:20 p.m. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary