

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON DECEMBER 4, 2007
(Approved December 17, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Tuesday, December 4, 2007. Present for the meeting were supervisors W. Atlee Rinehart, John Doering, Jr., Robert F. Preston, and Rosemarie C. Miller. Timothy Roland was not present.

Also in attendance was Township Planner Wayne Grafton of The Grafton Association, Walter Woessner, Vice-Chair, East Coventry Township Planning Commission, Harold Kulp, Chair, East Coventry Township Planning Commission and Gail Brown, Chair, East Coventry Township Historical Commission.

Mr. Rinehart called the zoning taskforce meeting to order at 7:00 p.m.

1. PUBLIC COMMENT

There was no public comment.

2. ZONING ORDINANCE DISCUSSION

Ms. Brown presented the Historic Resources Map. There was a discussion regarding the adoption process in particular how it relates to referenced documents such as the Historic Resources Map, Zoning Map, etc.

Mr. Preston moved to advertise the zoning text and maps for adoption at the same time, including the Zoning Map, Historic Resources Map, etc, have a hearing, adopt the text and maps with separate ordinances or resolutions as required by law and all maps will be included the zoning text by reference. Mr. Doering seconded the motion. Mr. Rinehart voted yes. Mrs. Miller voted no. The motion carried with a 3-1-0 vote.

It was requested that road names be added to the Historic Resources Map.

Review of the revised zoning ordinance commenced beginning with Article XV.

Article XV

There was a discussion regarding vacancies on the Zoning Hearing Board and also concerns were noted regarding the Zoning Hearing Board members not attending hearings on a regular basis. Mr. Rinehart will speak to the Chairman of the Zoning Hearing Board, Mr. William Moore, regarding lack of participation by certain Zoning Hearing Board members and report his findings to the Board of Supervisors.

Mr. Preston inquired if the Zoning Official could solicit interpretation of the Zoning Ordinance from the Zoning Hearing Board. Mr. Grafton did not the Zoning Official did have that ability. Mr. Preston noted concern of an incident where the Zoning Official did not solicit an opinion when requested by the applicant (Painter Track) and the item did go to the Zoning Hearing Board because of a non-determination by the Zoning Official. Mr. Preston also noted the Board of Supervisors was not aware of such issue until after the application for Zoning Hearing was already in process with the Zoning Hearing Board.

Mr. Preston stated the Board of Supervisors does not receive any reports from the Zoning Official/Codes Department. It was recommended the Township Manager develop a list of reports for review by the Board of Supervisors to determine which reports would be helpful to be provided.

- Section 1506 – First paragraph to read ‘Notice shall be given by the Township of any public hearing stating the location of the building.....’

Article XVI

No changes noted.

Section XVII

No changes noted.

Section XVIII

- Section 1801.A – in the last sentence remove ‘other’ from before ‘non-permanent structure’

Section XIX

- Section 1900.E – change ‘nonconforming nonresidential use’ to ‘nonconforming residential use’
- Section 1901.C – change ‘greater than the original area’ to greater than the original footprint’
- Section 1901.F.2.b – delete ‘;and’ from the end of the paragraph

A meeting was scheduled for February 12, 2007 to discuss comments received from the various review agencies and commissions/committees.

The entire document must be provided to the East Coventry Township Planning Commission, Chester County Planning Commission for Pennsylvania Act 247, Landscapes, Township Solicitor, and Pottstown Metropolitan Regional Planning Committee for review and comment.

There was a discussion regarding notifications and posting of properties. Mr. Grafton suggested the Township Solicitor be asked if posting is required on all the properties found on the Historic Resources and Zoning maps. Based upon the previous issues concerning notification and posting of affected properties during the current zoning ordinance adoption, the Board of Supervisors will notify each affected property by mail.

Mr. Doering inquired about addressing church signs and Mr. Grafton noted churches will be exempt and will zoning text will be in accordance with Mr. Doering’s memo.

Mr. Doering suggested the Historical Commission be recognized for their work including preparation of the Historic Resources map.

Mr. Doering moved to direct the Township Manager to present to the Board a means of giving recognition to the Historical Commission for the work they have done, possibly preparation of a resolution to include former Commission member, Mary Brower. Mr. Preston seconded the motion. The motion carried with a 4-0-0 vote.

3. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

4. ADJOURNMENT

The next two Zoning Taskforce meeting is scheduled for December 11, 2007 and December 18, 2007 at 7:00 p.m. were cancelled. The Zoning Taskforce meeting adjourned at 8:45 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary