

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON NOVEMBER 20, 2007
(Approved December 3, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, November 20, 2007. Present for the meeting were supervisors John Doering, Jr., Robert F. Preston, and Rosemarie C. Miller. W. Atlee Rinehart and Tim Roland were not present.

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

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

1. PUBLIC COMMENT

There was no public comment.

2. ZONING ORDINANCE DISCUSSION

There was a review of the Historical Commission memo dated November 13, 2007 and the Eric Hawkins memo date October 5, 2007.

The below revisions were noted:

Historical Commission memo dated November 13, 2007

- Add PURPOSE text as proposed after Section 1200: Statement of Intent
- Section 1203.B.1 – assure thatcomposed of not less than five (5) or more....appears in this paragraph
- New Section 1204 to remain in Subdivision and Land Development and not to be placed in Zoning
- After Section 1204.D – add Class I and Class II in first paragraph and omit second proposed paragraph
- Add Definition for Demolition by Neglect
- Add Definition for Certificate of Appropriateness
- Add proposed text to Section 1209.B.2: Application for Permit

Further review of the revised zoning ordinance commenced beginning with Article XII.

Article XII

- Section 1200 – Add ‘as enforced under the Property Maintenance Code of the Township’ to the end of the paragraph
- Section 1203.B.1 – change ‘seven (7)’ to ‘five (5)’
- Section 1204 – First sentence to begin ‘Class I or Class II historic resources may not be demolished until the applicant....’
- Section 1206.A – First sentence to begin ‘Permits for the rehabilitation, enlargement alteration of a Class I or Class II historic resources shall not be issued by the Zoning Officer prior....’
- Section 1206.E.2 – change ‘five (5) days’ to ‘fifteen (15) days’

- Section 1209.A.3 – First sentence to begin ‘Structures or buildings shall hereafter not be used, and structures or buildings shall not hereafter be erected, reconstruction....’

Article XIII

- Section 1302 – Second sentence from the last to begin ‘When authorized by the Zoning Hearing Board as a special exception, an increase in the maximum height limit may be permitted.....’
- Section 1304.C – change ‘multi-family unit development’ to ‘single family attached dwelling’
- Section 1304.J – to begin with ‘No multi-unit or single-family attached residential.....’
- Section 1305.A.1.c – omit ‘pedestrian’ and add ‘Any on-street parking provided shall not count toward the parking requirements of the District’ (also changed at previous meeting)
- Section 1305.E – change ‘Townhouse’ to ‘Single family attached’
- Section 1309.E.2 – add ‘unless waived by the Board of Supervisors’ to end of paragraph
- Merge Section 1312 into Section 1404 and renumber accordingly
- Section 1323.C – add comma after ‘garage’
- Section 1332 – Second to the last sentence change ‘after’ to ‘within’

There was a discussion regarding changeable and marquee signs being permitted for churches. Mr. Doering noted that churches utilized changeable copy signs frequently. Mr. Doering agreed that the signs should not contain animation or red LED should remain consistent with residential use areas. Mr. Grafton will modify the zoning ordinance to address church signs.

Section XIV

- Section 1403.A.6.c – There was a discussion regarding Homeowner Associations and it was suggested that submission of HOA agreements be placed in Subdivision and Land Development for submission to the various Township committees, commissions and Board
- Section 1404.J – add reference to lightning rods

3. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

4. ADJOURNMENT

The next Zoning Taskforce meeting is scheduled for December 4, 2007 at 7:00 p.m. The Zoning Taskforce meeting adjourned at 9:40 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary