

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON NOVEMBER 29, 2007  
(Approved December 19, 2007)

The Planning Commission held their monthly meeting on Thursday, November 29, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson and Kathryn Alexis.

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

Mr. Woessner moved to approve the November 29, 2007 agenda as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendment is under subheading *Telvil Hall* change 'Baptist Church' to 'Creamery'

CITIZENS COMMENTS

No public comment.

**1. MINUTES**

Mr. Woessner moved to approve the minutes of the October 17, 2007 monthly meeting as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendment is under *Wineberry Estates* in the second paragraph change 'Museum Commission' to 'Pennsylvania Historic and Museum Commission'.

Mrs. Alexis moved to approve the minutes of the November 1, 2007 workshop meeting as presented. Mr. Kulp seconded the motion. Mr. Woessner abstained due to his absence at the November 1, 2007 workshop meeting. The motion carried with a 5-0-0 vote.

**2. TELVIL HALL**

Bryan Hunsberger of Telvil Corporation and Matt Mack of Ludgate Engineering were present.

There was a discussion regarding the Telvil Hall preliminary plan dated October 17, 2007. There was discussion regarding stormwater issues. It was agreed that Inlet 10B would be removed along with the pipe running from Inlet 10A to Inlet 10B.

A fence is to be added around the basin. Concerns of the trail running right along the fence were noted. Individual tree identification is to be provided along the Rambo property to include size and type.

Preliminary plan approval was not acted upon and changes are to be made to the plan for further review. 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.

**3. GREEN ACRES**

Lawrence Sager, counsel for the applicant and Glen Kelczewski of Conver and Smith Engineering were present.

There was a discussion regarding the sidewalks along Bethel Church Road and review of the Sidewalk Concept Plan dated October 25, 2007.

Mr. Sager suggested continue the sidewalk along the proposed road out the bus pad and provide a fee in lieu of for the rest of the sidewalk.

Mr. Woessner moved to not have the sidewalk along Bethel Church Road at the Green Acres site but require a fee in lieu of the cost of installing the sidewalk and the sidewalk is to terminate at Bethel Church Road to include a bus pad. Also, the Planning Commission supports waivers necessary to accomplish the proposed action. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

#### **4. BEALER SUBDIVISION**

Glen Kelczewski of Conver and Smith Engineering, Inc. was present.

There was a review of the Bealer final minor subdivision plan last revised September 27, 2007 in accordance with Township Engineer letter dated October 9, 2007, Traffic Engineer letter dated November 12, 2007 and Township Planner letter dated November 13, 2007.

Mr. Kelczewski noted that they are waiting for the permits before they can proceed to final plan approval.

#### **5. WHISPERING WOODS (f.k.a Walley etal Tract)**

Mr. Joe Ippilito of Ruggiero Development Group was present.

There was a review of the Whispering Woods preliminary subdivision and land development plan dated June 25, 2007 in accordance with Township Engineer letter dated November 7, 2007, Traffic Engineer letter dated November 12, 2007 and Township Planner letter dated November 8, 2007.

Mr. Ippolito noted that the nearly all the comments found in the review letter will be complied with.

There was a question regarding the density issue and Mr. Ippilito noted the attorneys are in the process of resolving that matter.

There was a discussion regarding the requirement to widen the roads and provide sidewalks. Mr. Ippilito noted Ruggiero is willing to provide the road widening and sidewalks but would like to revisit the issue.

Mr. Woessner comments included:

- The large trees 8" or greater are to be shown on the plan
- Parks and Recreation should be involved with review of the plan
- References to 'net' should be changed to 'gross' on Sheet 3
- All parking spaces are not 10' wide
- On-street parking should be wider
- There is no place to park near the mailboxes

- Check the height of the plantings under the electric lines
- No access to open space
- Trees are not 5' away from the property line
- Types and sizes of trees are to be added
- Notes on Page 24 have to be corrected

Mr. Ippilito noted they will attend the next Parks and Recreation meeting to discuss the plan. Mr. Ippilito noted former conversation with Parks and Recreation and stated they suggested putting the sidewalk around the outside of the property.

The plan will have to be revised and the legal issues addressed.

**ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD**

The next Zoning Taskforce meeting is scheduled for December 4, 2007 at 7:00 p.m. and the next Planning Commission monthly meeting is scheduled for December 19, 2007 at 7:00 p.m.

**ADJOURNMENT**

Mr. Kolb moved to adjourn the monthly meeting at 8:50 p.m. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary