

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 17, 2007
(Approved November 29, 2007)

The Planning Commission held their monthly meeting on Wednesday, October 17, 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 October 17, 2007 agenda as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

CITIZENS COMMENTS

No public comment.

1. MINUTES

Mr. Woessner moved to approve the minutes of the September 19, 2007 monthly meeting as amended. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote. Amendment is under *Additional Items Brought Before the Board* in the second paragraph change 'receiving' to 'receive'.

Mr. Woessner moved to approve the minutes of the October 4, 2007 workshop meeting as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendments are under *Phoenixville Regional Comprehensive Plan* in the last bullet point change 'is references' to 'it references' and under *Adjournment* noted the vote as '4-0-0' instead of '5-0-0'.

2. WINEBERRY ESTATES

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

There was a review of the Wineberry Estates Stone Wall Concept Plan dated October 5, 2007 in accordance with Township Engineer letter dated October 8, 2007.

Mr. Woessner noted the letter from the Pennsylvania Historic and Museum Commission stating concerns of the historical value of the existing home on the Maack Subdivision being affected. Mr. Kalis noted that such item was not in the agreement of sale.

Mr. Kolb noted it should be assured that the proposed use of the wall meet code requirements and Mr. Kalis said a note stating such would be added to the plan.

Mr. Parson moved to accept the Stone Wall Concept Plan dated October 5, 2007 to include the two (2) comments found in the Township Engineer letter dated October 8, 2007. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

3. TELVIL HALL

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

There was a review of the Telvil Hall preliminary plan dated August 29, 2007 in accordance with Township Engineer letter dated September 24, 2007, Traffic Engineer letter dated October 10, 2007 and Township Planner letter dated October 10, 2007.

It was noted the detail on Sheet 31 is to be revised to agree with the ordinances.

There was a brief discussion regarding historical resources and the Historical Commission is to receive a copy of the revised Tevil Hall plan when it is submitted. The applicant is to attend the October 24 Historical Commission meeting.

The Telvil Hall Sewage Facilities Planning Module Component 4A was reviewed and signed.

4. GREEN ACRES

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

There was a review of the Green Acres preliminary subdivision and land development plan last revised September 5, 2007 in accordance with Township Engineer letter dated September 24, 2007, Traffic Engineer letter dated October 4, 2007 and Township Planner letter dated October 9, 2007.

Mr. Woessner inquired about the omission of the sidewalk on the plans. Mr. Sager requested the sidewalk be deferred. Mr. Sager suggested the sidewalk be handled with agreements with the landowners. Mr. Woessner noted the sidewalks must be placed on the plan to be discussed.

Mr. Woessner moved to require the sidewalks be placed on the plans and not recommend a deferral of the sidewalks. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Further comments noted regarding the plans were:

1. Class II historic resources to be identified
2. Check details for consistency
3. Put fence around the basin

Mrs. Alexis noted evergreens should be used for privacy and the type of street tree should be changed.

Mr. Kelczewski noted that the other items on the review letters will be complied with.

5. BEALER SUBDIVISION

The Bealer Subdivision Sewage Facilities Planning Module Component 1 was reviewed and signed.

6. SCHOLLENBERGER SUBDIVISION

Joy Schollenberger and Dave Shaner of Ralph Shaner Engineering were present.

There was a review of the Schollenberger preliminary/final minor subdivision plan dated August 8, 2007 in accordance with Township Engineer letter dated October 2, 2007 and Township Planner letter dated October 11, 2007.

Mr. Shaner said he did not think the majority of the comments found in the review letters were applicable to this project and Mr. Woessner noted that if the applicant would like to request waivers they must submit such request to the township in writing.

7. WHISPERING WOODS (A.K.A. WALLEY TRACT)

Mr. Woessner moved to accept for review the Whispering Woods preliminary subdivision and land development plan dated June 25, 2007. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

The next Zoning Taskforce meeting is scheduled for October 22, 2007 at 7:00 p.m. A Planning Commission Workshop meeting will be held November 1, 2007 at 7:00 p.m. to discuss the West Pottsgrove Open Space Plan. The next Planning Commission monthly meeting will be held November 21, 2007 at 7:00 p.m.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 9:00 p.m. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary