

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON OCTOBER 22, 2007
(Approved November 5, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, October 22, 2007. Present for the meeting were supervisors W. Atlee Rinehart, John Doering, Jr., Timothy Roland, Robert F. Preston, and Rosemarie C. Miller.

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

Mr. Rinehart called the zoning taskforce meeting to order at 7:20 p.m.

An executive session was held at 6:30 p.m. for the purpose of discussions and negotiations with the appointed auditors and the potential for litigation.

Mr. Roland moved approve the September 25, 2007 correspondence from Barbacane Thornton & Company with the hourly rate of Manager revised from \$135.00 to \$185.00 and authorized it to be signed;

That the total cost of preparing and completing the Fiscal Year 2006, including the Management Letter, will not exceed the maximum amount of \$22,000.00; and

That the draft 2006 audit report is to be submitted to the Board of Supervisors no later than November 19, 2007 with the final completed audit report to be submitted to the Board of Supervisors by November 30, 2007.

Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Preston noted the total cost of the 2006 Audit would approximate \$27,000 to \$28,000. The total amount includes the Auditor at a maximum of \$22,000 plus a accountant firm for approximately \$6,000 to straighten out the books for the Auditor to accomplish the audit.

Mr. Rinehart moved to approve payment to Floyd G. Hersh, Inc. Inc in the amount of \$49,707.60 for the Wells Road Reconstruction and Drainage Project. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Preston requested the payment appear on the monthly bill list mark as paid. Mr. Preston noted the \$975.00 change order in the invoice and requested the Township Engineer provide a change order to be presented to the Board for approval and signature in accordance with standard construction practices.

1. PUBLIC COMMENT

Bob Moyer of 2093 East Cedarville Road noted concerns of water from the Fullaway property running on his property and what guarantees that the water will not pond on Mr. Moyer's property.

Mr. Moyer also noted concerns of speeding on Harley Road and inquired if speed bumps could be installed.

Gene Carfagno of 24 Harley Road noted that Harley Road had been blacktopped to reduce the dust and he was not in favor of speed bumps.

Mr. Preston suggested installing a culvert under Harley Road and at Mr. Moyer's and at Carfagno's driveway along East Cedarville Road for the water to run through Coventry Greene to Bickels Run. Mr. Rinehart recommended milling the road to eliminate road build up.

Mr. Preston moved to authorize the Township Manager and Public Works Supervisor work on the water run-off issue and if Township Engineer involvement is necessary authorization but be obtained from the Board of Supervisors. It was the intent the installation of the culverts be accomplished by the Public Works department. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved that a change order is necessary if further work is required to solve the water run-off issue if the sewer contractor accomplishes the installation of the proposed culvert on Harley Road and the driveways along East Cedarville Road. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

2. ZONING ORDINANCE DISCUSSION

There was a review of the revised zoning ordinance.

The below revisions were noted:

Article IV

- Section 406.A.1 – add a note 'as amended by FEMA'
- Section 413.A – change 'Any of the following uses are permitted' to 'Any use permitted by variance'
- Section 414.A – remove 'or the Zoning Hearing Board'

Article V

- Section 501.C.5 – after Private clubs 'add ; including'
- Section 501.C.6 – remove entire section

Article VI

- Section 601.C.1 – add 'except Special Exception uses permitted in 501.C.5'

Article VII

- No changes to this section

Article VIII

- Section 802.B.2 – change Single Family Attached Minimum Net Lot Area to 6,200 sq. ft. and Minimum Front Yard to 40 ft. and the Minimum Side Yards to 20 ft.
- Section 804.A.3 – remove 'gross' and add 'within the R-3 District' to the end of the paragraph
- Section 804.C.4 – hyphenate semidetached

- Section 804.C.5b – add Side/Rear setback to 30 feet
- Section 805.A – change ‘multifamily’ to ‘multi-unit’
- Section 805.B – remove entire section and renumber sections accordingly
- Section 805.C (old) – change ‘multi-family’ to ‘multi-unit’
- Section 805.E.2 (old) – change ‘multi-family’ to ‘multi-unit’
- Section 805.F (old) - change ‘multi-family’ to ‘multi-unit’

Article IX

- Section 901.A.8 – should be identical to Section 501.A.6
- Section 901.B.3 – note the section excludes drive-ins
- Section 901.E – add a space after ‘Section 201’

Article X

- No changes to this section

Article II

- FAMILY – change ‘four (4)’ to ‘five (5)’

Mr. Doering left the meeting at 9:00 p.m.

3. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

The Township Manager noted a request from the Township Engineer for Change Order No. 8 to allow seeding to occur until November 15, 2007, as opposed to the specified dated of October 1 and October 15 to seed bed preparation and seed placement, respectively. It was recommended that jute mesh be utilized to stabilize drainage swales and minimize erosion.

Mr. Rinehart moved to approve Change Order No. 8. Mr. Preston seconded the motion. The motion carried with a 4-0-0 vote.

The Township Manager noted the request to full-width pave Earl Drive, Spring Creek Road, Harley Road to total \$40,000 as noted in the e-mail from the Township Engineer dated October 18, 2007.

Mr. Preston noted concerns of additional costs being added to the original construction amount of the Phase 2 sewer project and inquired about a change order for the additional paving.

It was noted full-width paving of Brownstone Drive, Spiece Road and County Lane was discussed at an earlier date but Mr. Preston noted a change order was not provided nor approved for such paving.

Mr. Rinehart moved to approve the paving subject to a change order be prepared by the Township Engineer to be approved by the Board of Supervisors. Mr. Roland seconded the motion. Mr. Roland withdrew his second and the motion died.

Further discussion ensued.

Mr. Rinehart moved to authorize the Township Manager to obtain a change order (to contain a lump sum) from the Township Engineer for the full job of full-width paving including both township and state roads and call the Board to get a telephone vote from board and take action accordingly. The telephone vote and subsequent action will be ratified at the next meeting. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

4. ADJOURNMENT

The next Zoning Taskforce meetings are scheduled for November 12, 2007 and November 13, 2007 at 7:00 p.m. The Zoning Taskforce meeting adjourned at 10:05 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary