

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 19, 2007  
(Approved October 17, 2007)

The Planning Commission held their monthly meeting on Wednesday, September 19, 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. Kolb moved to approve the September 19, 2007 agenda as presented. Mr. Parson 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 August 15, 2007 monthly meeting as presented. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

**2. NEUMAN SUBDIVISION**

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

There was a review of the Neuman Subdivision preliminary plans dated August 14, 2007 in accordance with Township Engineer letter dated September 10, 2007, Township Planner letter dated September 11, 2007 and Traffic Engineer letter dated September 11, 2007.

The following comments were received:

1. Ability to maneuver an emergency vehicle at the corner of the drive to the Neuman property, Mr. Diemer will investigate.
2. Basin should have access gate.
3. Existing boundary is not 1,100 feet as noted, Mr. Diemer will correct.
4. Calculation errors are to be corrected.

All the items discussed will be addressed in the next submission.

**3. WINEBERRY ESTATES**

Stephen Kalis, counsel for the applicant, and Glen Kelczewski of Conner and Smith Engineering, Inc. were present.

There was a review of the Wineberry Estates final subdivision and land development plan dated May 15, 2007 in accordance with Township Engineer letter dated August 30, 2007, Traffic Engineer letter dated September 13, 2007 and Township Planner letter dated September 10, 2007.

Mr. Woessner recommended fine wire mesh fencing is used for the basin fence so it cannot be climbed.

There was a discussion regarding the stone from the stone wall to be used in the landscapes.

Mr. Woessner moved to have the applicant submit to the Planning Commission and Historical Commission a concept sketch plan of the use of the stone from the stone for review and comment. The comments from committees will then be forwarded the Board of Supervisors. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Comments received were as follows:

1. Waivers conditions are to be listed on the plan.
2. Strike the comment on Note 23, Sheet 3 stating that the stone from the stone wall will be made available to the township.
3. The landscape plan is missing.
4. Requirements of Section 428.6 are to be met.

It was noted that only Stormwater Report executive summaries are required for submission to the Planning Commission.

#### **4. SCHOLLENBERGER SUBDIVISION**

Mrs. Alexis moved to accept for review the Schollenberger preliminary/final minor subdivision plan dated August 8, 2007. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

#### **ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD**

Bruce Stephens, Chairman of the East Coventry Township Parks and Recreation Committee, suggested linking trails to other townships. Mr. Stephens noted the committee is working on a trails master plan and would like the Planning Commission to review the plan.

Mr. Woessner noted that the Parks and Recreation should be reviewing plans for trail and open space issues. It was requested the Parks and Recreation Committee receive copies of sketch and preliminary plans.

#### Annexation

There was a discussion regarding annexation and the draft ordinance submitted by Karl Glocker. Mr. Woessner's memo 70916 was reviewed.

It was recommended that annexation plans go straight to final. It was recommended that right-of-way be removed from Section 405(10).

Mr. Woessner moved to make the appropriate corrections to the draft ordinance and recommended the revised ordinance be provided to the Board of Supervisors for review. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

#### Subdivision and Land Development Ordinance Amendments

There was a discussion regarding Subdivision and Land Development Ordinance amendments and Mr. Woessner's memo 70905-1 was reviewed.

Referencing Section 403.D exception of single family attached dwellings was noted.

A Planning Commission workshop meeting will be held on October 4, 2007 to discuss the Phoenixville Regional Comprehensive Plan. The next monthly meeting is scheduled for October 17, 2007. The next Zoning Taskforce meetings are scheduled for September 25, 2007 and October 8, 2007.

### **ADJOURNMENT**

Mrs. Alexis moved to adjourn the monthly meeting at 9:40 p.m. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary