

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON SEPTEMBER 6, 2007
(Approved September 17, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, September, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston and Rosemarie C. Miller were present.

Mr. Rinehart called the zoning taskforce meeting to order at 7:25 p.m.

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 Roy Kolb, Member, East Coventry Township Planning Commission.

1. PUBLIC COMMENT

Mr. Woessner requested the annexation of two or more existing lots into one larger lot recommendation submitted by Mr. Karl Glocker be provided the East Coventry Township Planning Commission.

A legal representative of the applicant of the Strutynski development located at East Cedarville Road and Saylor's Mill Road was present to inquire about the proposed rezoning for the Strutynski development property. The zoning map could not be found.

Mr. Preston moved to direct Mr. Grafton to reproduce the previously agreed upon rezoning map. The proposed rezoning map is to be available before the hearing. Mrs. Miller seconded the motion. The motion carried with a 3-0-0 vote. The staff is to look for the lost proposed rezoning map in the mean time.

Mr. Preston moved to schedule a Zoning Taskforce meeting for September 25, 2007 for review of Township Solicitors' comments. The Solicitor's comments are to be submitted by September 17, 2007. Mrs. Miller seconded the motion. The motion carried with a 3-0-0 vote.

Mr. Rinehart exited the meeting at 7:40 p.m.

2. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION

Meeting commenced with review of Article 13. Suggested revisions to Article 13 are as follows:

- Section 1316.B.4 – change 'seventy-five (75)' to 'forty (40)'
- Section 1317.B – add 'setbacks' after 'yard' and add 'in all zoning districts' to the end of the paragraph
- Section 1319 – add 'within the clear sight triangle' to the end of the first sentence

- Section 1320.B.1 – note buildings not to exceed 600 square feet per acre
- Section 1320.B.2 – add storage garage to this section
- Section 1320.E - end of paragraph to read ‘and outdoor storage of goods for sale shall be located in the rear yard of the principal building or structure’
- Section 1320.F- remove reference to incinerators
- Section 1321 – First paragraph change ‘permitted’ to ‘authorized’
- Section 1321.G – remove reference to ‘conventional’ in relation to television sets
- Section 1323.B – note temporary garage structures and tents are to comply with regulations
- Section 1323.C.3 – text to read ‘Does not extend closer to the side lot line than a distance of 20 feet of the side yard
- Section 1324 – change ‘multi-family’ ‘family-unit’
- Section 1325 – add ‘residential’ between ‘No’ and ‘fence’; note that utilities, government facilities allow 8-foot fence
- Section 1330 – change ‘permitted’ to ‘authorized’
- Section 1333 – in the heading remove “PUBLIC ROAD OR OTHER APPROPRIATE”; in the first paragraph in the last sentence remove ‘road’ from between ‘public’ and ‘purposes’
- Section 1333.A – change ‘applicable area and dimensional requirement’ to ‘applicable area and/or dimensional requirement’
- Section 1333.D – change ‘1334.A’ to ‘1333.A’ and ‘1334.B’ to ‘1333.B’
- Section 1333.H - remove ‘road’ from between ‘public’ and ‘purposes’

Mr. Woessner’s chart was reviewed and appropriate changes were noted.

3. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

None

4. ADJOURNMENT

The next Zoning Taskforce meetings are to be held September 25, 2007 at 7:00 p.m. and October 8, 2007 at 7:00 p.m. The Zoning Taskforce meeting adjourned at 9:25 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary