

South Coventry Township Planning Commission Meeting Minutes

Monday, November 16, 2009

TIME: 7:30PM

PLACE: South Coventry Township Meeting Room

COMMISSION MEMBERS PRESENT: Al Kutz, Lee Landis, Barb Miller, Eric Mitchell, Mike Monteiro, Jesse Painter, Dave Prizer and Jonelle Tholan. Others present included Millie Donnell.

CALL TO ORDER: Mr. Painter called the meeting to order.

MINUTES: Mr. Mitchell made a motion to approve the minutes of the October 19, 2009 meeting which was seconded by Ms. Miller. The minutes were unanimously approved as presented.

PUBLIC COMMENT - None

BUSINESS:

1. Matthew Young Sketch Plan – Matthew Young and his engineer, Kevin Strunk, were in attendance to present a sketch plan to create a two lot subdivision. The plan would subdivide an existing parcel on Young Road owned by John and Nancy Young. The lot is located in the Rural Conservation District and under regular zoning would not qualify for subdivision but under the Open Space Design Option the lot could qualify. Lot configuration and soil tests may require the septic system for the new building lot be located in the open space area. Mr. Strunk asked for the Commission's input in that situation. The Commission agreed that locating the septic system in the open space may be permissible. Mr. Landis stated that he would prefer that a PEET system be used as it is less visible than a sand mound. The Commission also discussed the driveway for the new lot. Discussion included possibly tying into the existing driveway which exits onto Young Road or creating a new driveway which would exit onto Cadmus Road. The Commission recommended the engineer consider both options, keeping in mind site distances as well as the amount of impervious surface created. After discussion, Mr. Kutz made a motion to approve the concept of this sketch plan and recommend the applicant prepare and submit a preliminary plan which takes into account the Commission's recommendations. Mr. Landis seconded the motion and it was unanimously approved.
2. Equine Exchange Zoning Hearing Application – The Commission discussed the Zoning Hearing Application of the Equine Exchange for property at 1251 Ridge Road. After

discussion, Mr. Landis made a motion to support the application which was seconded by Mr. Montiero. The motion was unanimously approved.

3. Our Place to Grow, Inc. Conditional Use Application – The Commission reviewed the conditional use application of Our Place to Grow for property at 780 Pughtown Road. The Commission felt that child care is a great need in our area. After discussion, Mr. Kutz made a motion to support the application which was seconded by Ms. Miller. The motion was unanimously passed.
4. Zoning Ordinance – Mrs. Donnell reviewed some of Ordinance 2003-8-1 which amended the Township Zoning Ordinance regarding uses by right and uses requiring Zoning Hearing or Conditional Use approval. A question was recently raised when it was found that an accessory dwelling unit required conditional use while conversion apartments were a use by right in one of the zoning districts. After discussion, the Commission agreed to more thoroughly review this amendment for discussion at the next meeting.

Having no further business, Mr. Landis made a motion to adjourn which was seconded by Mr. Kutz. The next regular meeting is scheduled on **Monday, December 21, 2009 at 7:30PM** in the Township Building Meeting Room.

Respectfully submitted,

Amanda Shaner
Assistant Secretary-Treasurer