

South Coventry Township Planning Commission Meeting Minutes

Monday, October 18, 2010

TIME: 7:30PM

PLACE: South Coventry Township Meeting Room

COMMISSION MEMBERS PRESENT: Michael Friedland, Jeffery Gorham, Al Kutz, Lee Landis, Eric Mitchell and Michael Montiero

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

MINUTES: Mr. Mitchell made a motion to approve the minutes of the September 27, 2010. Mr. Landis seconded and the minutes were unanimously approved as presented.

PUBLIC COMMENT - None

OLD BUSINESS:

1. Gross School Bus Lot – The Commission reviewed a letter from Gross School Bus Lot informing the Township that the number of buses kept onsite for the 2010-2011 school year was 102 to handle the 95 daily bus runs. They also stated that they are moving forward in addressing comments made on their proposed land development plans.
2. HARB Ordinance – Mr. Landis reviewed the recommendations received from the HARB regarding changes to the Historic Preservation Ordinance which sets the guidelines for the Historical Architectural Review Board in overseeing the Coventryville Historic District. He stated that a correction needed to be made regarding the building permit trigger so that changes made to structures within the HARB district that do not require a permit still need to be approved by the HARB. He also said that the HARB does not think it is necessary to add the economic hardship or demolition by neglect language to the ordinance, as the economic hardship is something that the Board of Supervisors should review and consider, while the demolition by neglect is already included in the Township's Zoning Ordinance for the Historic District.
3. Alternative Energy – The Commission reviewed information regarding additions to the Zoning Ordinance regarding alternative energies. Mrs. Donnell provided sample ordinances from other municipalities regarding alternative energy along with questions for the Planning Commission to consider when reviewing this information. This Commission agreed to review this information and provide their feedback at the next meeting.
4. Zoning Ordinance Amendments – The multiplier granted through the open space design option in the Rural Conservation and Agricultural Preservation districts was also briefly discussed.

Having no further business, Mr. Landis made a motion to adjourn which was seconded by Mr. Mitchell. The meeting then adjourned. The next regular meeting is scheduled on **Monday, November 15, 2010 at 7:30PM** in the Township Building Meeting Room.

Respectfully submitted,

Amanda Shaner, Assistant Secretary-Treasurer