

South Coventry Township Planning Commission Meeting Minutes

Monday, January 18, 2010

TIME: 7:30PM

PLACE: South Coventry Township Meeting Room

COMMISSION MEMBERS PRESENT: Mike Friedland, Jesse Painter, Barb Miller, Mike Monteiro, Dave Prizer and Jonelle Tholan. Others present included Millie Donnell and Craig Kologie.

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

MINUTES: Mr. Painter made a motion, seconded by Ms. Tholan, to approve the minutes of the November 16, 2009 meeting as presented. The minutes were unanimously approved.

PUBLIC COMMENT - None

BUSINESS:

1. Bello Terreno Plan – Joe Fello, Lake, Roeder, Hillard & Associates, approached the Commission with a recently revised Bello Terreno Preliminary Plan. They have been working with Chester County Conservation District and PA Department of Environmental Protection and have addressed the stormwater concerns. The Planning Modules have been submitted and are being reviewed. The septic systems will be in the community open space area. There will be a blanket easement for them. The individual cleanouts will be clearly marked. Mr. Fello advised the Commission members that the ovals on the plan are sandmounds and the rectangles are drip systems. The replacement areas are marked with an R. Mr. Kologie suggested that they try to keep the systems off private lots. The wells are located in front of the homes. There is a sidewalk along one side of the roadway. The road is 23' wide with rolled curb. There is an all weather walking trail that will be geo-web filled with stone. It was noted that the HOA will care for the open space and trail. Mr. Fello explained that the stormwater system includes rain gardens and cisterns, filled by gravity flowing stormwater, that will be hooked up to an irrigation system to water the lawns. The cisterns will require winterization. The Commission recommends that the HOA has responsibility for both these stormwater systems, even though the cisterns are located on individual property. Mr. Monteiro made a motion to recommend preliminary plan approval with the following conditions: 1. All items in Castle Valley's review letter are addressed 2. The HOA assumes responsibility for maintenance of the rain gardens and the cisterns. Ms. Tholan seconded the motion. It was carried with all eyes.

2. Reorganization – Mr. Montiero made a motion to keep the same slate of officers – Michael Friedland as Chairman and Jesse Painter as Vice-Chairman. Ms. Tholan seconded the motion and it was carried with all ayes.

Having no further business, the meeting was adjourned. The next regular meeting is scheduled on **Monday, February 15, 2010 at 7:30PM** in the Township Building Meeting Room.

Respectfully submitted,

Millie Donnell
Secretary