

**PLANNING COMMISSION
APPROVED MINUTES
FOR THE
SEPTEMBER 13, 2010 MEETING**

Planning Commission Meeting
called to order at 7:30 PM by
Ryan Ray, Chairman

In Attendance:

Ryan Ray, Chairman; Jim Durborow, Vice Chairman. Members: Fran Digian, Vince Lyons, Garth Monaghan, John Schwab and Jim Weeks. Jill Bukata was present to take the minutes as Acting Secretary.

Minutes:

Mr. Monaghan moved to approve the minutes of the January 11, 2010 Planning Commission Minutes as presented. Mr. Lyons seconded. Corrections to minutes: Mr. Durborow and Mr. Schwab were present at this meeting. The motion carried with the corrections noted.

Mr. Ray moved to approve the March 1, 2010 Planning Commission minutes as presented. Mr. Schwab seconded. Corrections to minutes: Mr. Schwab did not make some statements that were reflected in the minutes. Mr. Ray indicated a faulty recording device during that meeting. The motion carried unanimously.

Mr. Ray moved to approve the May 3, 2010 Planning Commission minutes as presented. Mr. Monaghan seconded. The motion carried unanimously.

Mr. Ray moved to approve the edited June 7, 2010 Planning Commission minutes as presented. Mr. Durburow seconded. The motion carried unanimously.

Mr. Durborow moved to approve the July 12, 2010 Planning Commission minutes as presented. Mr. Schwab seconded. The motion carried unanimously.

METRO:

Attorney Nicholas Cuce of Riley, Riper presented an overview of the proposal. The property is owned by PECO, is situated at Rt. 82 and Newlinville Road and consists of 86.31 acres. The tower is 135 feet high. Metro is proposing the installation of a Fort Worth Power Mount (145 feet high) with two antennae per sector (145 feet high). Total added height to the existing height will be 10 feet. Also proposed is the installation of 3 equipment boxes at base of tower with a 10x16 foot concrete pad. Mr. Cuce noted that zoning ordinance section 1202.1.b permits co-locations of telecommunications by right within the MU district. Request is for a conditional use per section 1733.g of the zoning ordinance. Mr. Della Penna indicated he did not have a prior opportunity to review the proposal. Dewberry engineer Craig Zeidman joined in the discussion. Mr. Della Penna noted that 120 feet is the maximum height allowed for a tower unless there is a co-location, which allows up to 150 feet. Mr. Cuce clarified that the tower would be no higher than 145 feet, no lighting would be installed, the conditional use is for telecommunications, there would be no worry about vandalism and there would be no landscaping.

Mr. Monaghan was concerned with site problems regarding the existing driveway. After a brief discussion Mr. Monaghan suggested having right turn only signage at the location. Mr. Durborow asked if Mr. Della Penna had any further concerns. Mr. Della Penna indicated he would review it before the September 28th hearing.

Recommendation:

Mr. Ray moved to authorize right hand turn only signage pending receipt of a clean letter from Mr. Della Penna. Mr. Lyons seconded. The motion carried unanimously.

SOUTH BRANDYWINE SCHOOL – Recommendation for Approval of Final Land Development Plans.

Mr. Pat DeNardo, P.E. of K & W Engineers spoke on behalf of the South Brandywine Middle School and the Coatesville Area School District regarding the latest review letter by Mr. Della Penna for the plans. Mr. DeNardo indicated that one issue centers on water and sewer to the site. In prior discussions with DEP, the agency would not allow use of the on-site sewer until proper functioning testing was performed. The other issue involves the extension of the existing franchise area to the corner. The township is requesting a more comprehensive utilization of water throughout the township beyond the site and a meeting will be held with the BOS this week to discuss the issue. Ms. Bukata indicated that she was waiting for a site map from the township engineer showing which residents had on site sewer for purposes of the upcoming survey mailing regarding the possibility of public water use. Mr. Monaghan indicated that DEP's estimated cost to test the public sewers would be \$30,000-\$40,000. Mr. Ray questioned the cost, indicating that a hydraulic load test using state standards would be sufficient.

Mr. Monaghan questioned how far the sewer main would be extended. It would extend from the Brook Crossing development to about one-quarter mile at Rt. 82 and Strasburg. It was mentioned that the existing field will be in use during construction but there is no place for an alternate field if the existing one fails. Mr. Schwab indicated that when the EFT Comprehensive Plan and Act 537 were done, the township established growth boundaries for the purpose of concentrating growth in the township and preserving all areas south of Strasburg Road as open space. Mr. Schwab stated that the dilemma lies with allowing water and sewer beyond the growth lines. Mr. Digian asked if Act 537 would have to be amended. Mr. DeNardo indicated it would. Mr. DellaPenna indicated that PAWC's master plan cannot force residents to tie into the public line. Mr. Ray posed the possibility of having a private water line for the school, owned by the CASD. Mr. Monaghan had reservations about PAWC due to the township not receiving \$90,000 from a prior agreement with the utility. He also mentioned that most township residents are against PAWC extending anywhere in the township.

Mr. Ray questioned if the CASD could look at the adjacent property. Mr. DeNardo said he understands the BOS is looking into providing both water and sewer.

Mr. Ray said public water should be approved for the school. Mr. Ray moved to grant preliminary approval for public water at CASD. There was no second. Rob McLarnon will need to get back to CASD and a clean letter from PennDot will be required. The BOS should also look further into the sewer issue i.e, public or on-site.

MANCHESTER FARMS HOA – Members of the Manchester Farms HOA presented a list of issues for discussion:

1. Signage at Side Saddle Lane – Mr. Digian requested a variance from the Zoning Hearing Board to allow appropriate signage with the HOA logo and additional text for the Manchester Farms development. **RECOMMENDATION: Mr. Ray recommended that the Zoning Hearing Board approve the request. Vote was unanimous in favor of the approval.**
2. Street Lighting – the HOA wants the existing light fixture removed and replaced with a new fixture similar to the one in the Providence Hill development. The HOA will pay for it. Mr.

Digian also requested a flood light for the entrance sign with additional lighting across the street. Mr. Ray approved the flood light for the sign but stated that the HOA would have to go through the builder for the street lighting, as this is on private property.

3. Side Saddle Lane, parking and school bus. All homes front Bridle Path Lane. Mothers dropping off and picking up children are complaining that there are too many children at the site and parked cars are also posing a safety hazard in the same area.. Mr. Digian felt that a second bus stop would alleviate the problem as well as installing no parking signs. Mr. Ray indicated that this is a CASD issue. Mr. Della Penna mentioned that Krapf will not pick up or discharge children on an undedicated road. Mr. Della Penna also indicated that the builder is aware of and will do the installation of "No Parking" signs. Mr. Ray suggested that the HOA contact the township secretary by phone to be put on the agenda for the September 28th BOS meeting. The Zoning Hearing Board fee is \$1,500 for the application process.

Adjourn – Mr. Ray moved to adjourn the meeting, seconded by Mr. Lyons. The motion carried unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Barbara Ann Henry
Planning Commission Secretary