

PLANNING COMMISSION

APPROVED MINUTES

June 6, 2011 MEETING

Planning Commission Meeting

Called to order at 7:30 PM by

John Schwab

In attendance: John Schwab, member; Garth Monaghan, member; Vince Lyons, member; Jim Weeks, member; Chris Amentas, BOS liaison. **Absent:** Ryan Ray, Chair; Jim Durborow, Vice-Chair; Fran Digian, member.

Approval of Minutes: Mr. Schwab moved to approve the January 10, 2011 Planning Commission minutes as presented. Mr. Monaghan noted one change: under Township Code the appointed term of the Planning Commission Chair and Vice Chair is one year, not four years. Mr. Lyons seconded. Vote: unanimous, with changes noted by Secretary.

Ridgecrest Subdivision Plan:

Adam Brower of E. B. Walsh and Ted Moser were present to give an overview of the proposed changes and recommendations referenced in Chris DellaPenna's review letter of May 27, 2011. Mr. Brower indicated that he was in agreement with all of the Township Engineer's recommendations, noting in particular that the pumping stations will be removed and a gravity fed system installed. Also, the berm along one of the trails will be 2' higher. Mr. Schwab confirmed that the loop on E. B. Walsh's map will be a grass trail and the bold lined trails will be paved.

Recommendation: Mr. Schwab moved to recommend that the Board of Supervisors approve the Ridgecrest Subdivision Final Plan dated May 10, 2011, pending final approval and sign off by the Township Engineer. Mr. Monaghan seconded. Mr. DeAbreu questioned the basin retention site on the map, indicating that it was now listed as a detention basin instead of a retention basin. Mr. Brower indicated that the original plan did call for a retention basin and would correct the plan. Vote: unanimous.

Mr. Brower indicated that Act 537 planning has to go through a resolution by the BOS and be sent back to the DEP. Mr. Brower asked if the Planning Commission would need to meet again in this regard. Mr. Monaghan indicated that the plans only have to go before the Board of Supervisors for presenting to the DEP and that the Planning Commission would not have to meet again in this regard.

Cell Tower Waiver Request for Site Distance: Chris Shubert was present on behalf of AT&T to finalize all requirements for a building permit. The issue presented is a request for a waiver of site distance requirement contained within the Township Ordinance. Ordinance 22-609.9 requires a 75' site distance where a driveway intersects with a road. Mr. Shubert indicated that the Township Engineer interprets a driveway as being a driveway and not a local road. However, the Township's interpretation is that a driveway is a local road. This different interpretation has generated the waiver request. The site for the tower now requires a site distance of 350'. Looking north, 327' is the site distance and looking south, 242' is the site distance. Due to a calculation of 10x's the speed limit on Fairview Road, Mr. Della Penna had calculated that the 350' site distance was now required. Mr. Shubert mentioned that AT&T will be maintaining the site twice a month, taking only about ½ hour per visit, and the frequency of the use of the driveway would not change. Mr. Schwab asked if all the other issues had been addressed. Mr. Shubert indicated that all issues had been addressed with the exception of one not addressed in Mr. Della Penna's letter. This concerned the limited use setback along Fairview Road. Mr. Monaghan indicated that it would now be 7' further back. Mr. Shubert also mentioned that screening issues have been resolved as well.

Recommendation: Mr. Schwab made a motion to recommend that a request be made to the Board of Supervisors recommending that a site distance waiver be granted regarding the requirement of Section 22-614.7 of the Township Code, which relates back to Section 22-609.9 of the Township Code, establishing a required site distance of 300 feet for an intersection with a local road having a speed limit of 35 m.p.h. This request relates to the new Cingular wireless tower to be located at the Doe Run Road site/Vermeil property. Mr. Weeks seconded. Vote: unanimous.

Mr. DeAbreu asked about Ryan Ray's current status as PC Chair and if the Board of Supervisors would be handling the situation. Mr. Monaghan indicated that the BOS had been notified, the Planning Commission had met with the BOS and the matter would be handled by the BOS.

Mr. Weeks moved to recommend that Jim Durborow be appointed as the Planning Commission Chair and Mr. Monaghan as the Vice Chair. Mr. Lyons seconded. Mr. Monaghan mentioned that it might be a conflict because he is the Chair of the Historical Commission. Mr. Weeks revised his motion and recommended that John Schwab be appointed as the Planning Commission Vice-Chair. Vote: unanimous.

Adjourn: Mr. Weeks moved to adjourn the meeting, seconded by Mr. Lyons. Vote: unanimous.
The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Barbara Ann Henry

Planning Commission Secretary