

**EAST FALLOWFIELD TOWNSHIP**  
**PLANNING COMMISSION MINUTES**  
**Unapproved August 4, 2008**

***P/C MEETING CALLED TO ORDER AT 7:50 PM BY CHAIRPERSON DEBORAH RUSH.***

**In Attendance:** Deborah Rush; Chairperson, Members, Jim Durborow, Jim Weeks, John Schwab, Arlene Miles-Eubanks; Secretary, George Broadbent; Township Supervisor

**Minutes:** July 7, 2008 minutes tabled until next months meeting. Jim Weeks 2<sup>nd</sup>- all in favor

**Michael Hamelton:** Michael opened with his explanation of what he was proposing in front of the P/C. He has 2 existing dwellings 1.33 acres with on site public septic and is asking for permission to subdivide. Jim Weeks asked if set backs meet the twp. requirements and he said they do. Ms Rush mentioned that Mr. Della Penna is on vacation twp engineer and would have the answers needed for his case. The township does not have any zoning smaller than a 1 acre lot per house, with the exception of some subdivisions. Ms Rush plans to call Mr. Della Penna on this issue and get some answers and get back to Mr. Hamelton.

**Neil Abrahams:** Ashley Hickman of EB Walsh & Associates as a project engineer representing Neil Abrahams. Mr. Hickman was in front of the board in Sept 07 since then they have revised the plans as per Mr. Della Penna's review letter. Mr. Hickman is asking for recommendation for preliminary approval. They have addressed all major issues as per Mr. Della Penna's July 15, 2008 letter. Mr. Della Penna's July letter was discussed in detail and Mr. Hickman and his client Mr. Abrahams had no problems with the following sections of Mr. Della Penna's July letter: section 503.1.A - 1.1, section 1402.4.C.1 - 1.2, section 1402.5.A - 1.3, section 1808.E.1.a - 1.4. Section 2400 - 1.5 Mr. Hickman met with Paula Coyne of the Historical Commission, the H/C was concerned with the screening of the property and Mr. Hickman agreed to plant trees to screen the property from the church property. They also wanted to make sure that there was no disturbance on lot 1 near the historic building. Lot 1 has no disturbance and lot 2 has very minimal disturbance. The Historical Commission was not in favor of the street light, even though not on a historical structure. Ms. Rush mentioned that if it is not going to affect any historical structure the P/C is in favor of street lighting. Section 501.B.31 - 2.2 highway use of occupancy permit, working on it and have had a speed study done at the speed of 45 mile an hour. 450ft is the required site distance to the left and 450ft to the right. Mr. Hickman explains that the road was moved to the east so not to disturb wetlands and have done a detailed speed study which gave new site distance which was done using the 85<sup>th</sup> percentile under PennDott, but was still below the Twp requirements which are 450ft for site distance. Section 501.B.28 - 2.1, section 504.B - 2.3 Letter is underway, section 507(D) - 2.4 Mr. Hickman is offering a fee in lieu of. Ms. Rush explained that there is a base fee of \$1500.00 per lot. Section 601.D - 2.5 Mr. Hickman stated that is client is offering land to Mr. Schrack, who came to the P/C meeting with his own representation to get more insight so that he

can determine whether he wants to take the additional land. Section 603.C - 2.6 waiver request road is 1250 ft. long and it is a cull-de-sac and the ordinance required 1000ft. long. Section 607.B – 2.7, section 607.C.1 – 2.8 & section 607.D – 2.9 are looking to be a combined waiver, section 617.G – 2.12, the last waiver request was okay with Mr. Della Penna in section 621 – 2.14; the preceding sections were all of the waiver request that were discussed. After going over Mr. Della Penna's letter in detail Mr. Schwab asked Mr. Hickman if he was going to have the road design reviewed by the fire marshal noted in section 603.C - 2.6 of Mr. Della Penna's letter. Ms. Rush spoke about the width of the driveway and if there is enough space for emergency vehicles and school buses. Ms. Rush also states that Mr. Hickman is asking for preliminary approval but there are too many issues to recommend to the BOS. Ms. Rush asked Mr. Hickman to come back next month with more clarification on these issues before the P/C could make a recommendation. Charles McCormick stood up and asked the P/C if he could ask Mr. Hickman a question concerning his clients Richard A & Jeannine L Schrack of 2137 Strasburg Rd. and Ms. Rush granted him permission to ask of Mr. Hickman about the view impacted retention, after a few minutes of discussion Ms. Rush ended their discussion stating that what they were speaking about does not concern the P/C and with the time restraints we need to move forward with our agenda.

**JN Nath Investments:** After briefly going over this document the P/C decided that the document was to be re-routed to the Agricultural Board via Denise Miller.

**Cricket Communication:** Cricket Communication is requesting a recommendation for conditional use regarding the Cell Tower which is owned by Crown Castle Corp. There is no proposed increase in size, no major changes being made to the Tower. As per Mr. Della Penna's July 11, 2008 letter Section 2.2 - Cricket Communications were asked to pave 25ft of the driveway and to complete items listed in his letter. There were talks of whether there were combination locks for gate around the Tower for security purposes. Maintenance schedules (which are done once a month) were also mentioned. Mr. Della Penna's letter was discussed in its entirety and most if not all issues were being resolved. Crown Castle Corp. is required to complete items 1.1 – 1.6 of Mr. Della Penna's 7/11/08 letter and will have the declaration done. Cricket Communication will provide something to the building codes inspector for the building permit and Crown Castle Corp. will approve the inspection. The P/C was okay with process taken to resolve all of Mr. Della Penna's items listed in the 7/11/08 letter and will therefore make a recommendation to the BOS. Ms. Rush makes a recommendation to the BOS that they grant the Conditional Use for Cricket Communications as per Mr. Della Penna's letter dated 7/11/08. Crown Castle Corp is the owner of the Tower Structure and thereby required to complete items 1.1 – 1.6 of Mr. Della Penna's letter dated 7/11/08. The P/C believes that a waiver be granted of the financial security (sect 1.7 C.D.P letter). As to sect 1.8 the P/C does not feel we have the authority to make a discussion regarding the registration fee and the annual report requirements. Sections 1.9 and 1.10 do not seem to apply as this is only an application to add a platform on an existing tower. Mr. Della Penna's asked the applicant to pave 25ft of the driveway (Section 2.2 Mr. Della Penna's letter). The P/C would recommend the remaining items on Mr. Della Penna's letter to be addressed. John Schwab 2<sup>nd</sup> - all in favor.

**End of Meeting Discussions, Concerns & Updates:**

**Planning Commission Position:** Ms. Rush spoke to Paul Daniels and he told her that he is stepping down from his position on the P/C. Will advertise after the BOS accepts his resignation. P/C will schedule a workshop to interview to fill this vacant position.

**Meeting ended:** Ms. Rush makes recommendation to end meeting at 9:45pm Jim Durborow 2<sup>nd</sup>-all in favor

***Submitted by,***

***Arlene Miles-Eubanks  
P/C Secretary***