

East Fallowfield Township
March 1, 2010 Approved
Planning Commission minutes

In Attendance: Ryan Ray; Chairman, Jim Durborow; Vice Chairman, Members Garth Monaghan, Fran Digian, John Schwab, Jim Weeks, and Vince Lyons. Also in attendance, Chris Della Penna; Township Engineer, Chris Amentas; Board of Supervisor Chairman.

Moment of silence and pledge of allegiance.

Minutes – No minutes presented for approval.

Scott Farm – Cancelled.

New Cingular Wireless PCS, LLC. - Chris Schubert, attorney for Mr. Vermeil and AT&T, stated a conditional use application has been filed for a cell tower located at 775 Fairview Road owned by Richard and Carolyn Vermeil. The property is further identified as parcel no. 47-08-23.7 and is presently zoned RA- Rural Agricultural district. The property is about 100.58 acres in area, and is improved by an existing 140 foot lattice tower and related radio equipment shelter.

Mr. Schubert stated that all of the “Vermeil” property is under and subject to a conservation easement with the Brandywine Conservancy.

AT&T proposes to remove the old tower and replace it with a new lattice tower of the same height and footprint dimensions as the old tower. AT&T will then place twelve panel style antennas on the new tower. AT&T will also build a new equipment shelter (20’x24’) to resemble a horse turn-out shed at the base of the new tower and contained within the existing fenced compound. The look of the turn-out shed was done with the Brandywine Conservancy’s concern about the look of the structure in mind.

Mr. Schubert also stated they have been approached by Verizon Wireless to put their antennae’s on the tower. This tower location would also take care of one of the needs under the telecommunications ordinance which helps the number of towers required in the township. AT&T and Verizon could also put their equipment inside the shed.

Mr. Schubert stated as far as safety is concerned the new tower is better than the current tower.

Mr. Schwab asked if the plans show the entrance. Mr. Schubert replied “it does not” but the entrance will be the current access of crushed stone. Mr. Weeks stated that it will be required to be paved.

Mr. Schwab asked “what are the setbacks.” Mr. Schubert replied it will be improved by about 7 feet.

Mr. Schwab asked Mr. Schubert what he was asking from the Planning Commission. Mr. Schubert replied he is looking for a positive recommendation from the Planning Commission to the Board of Supervisors.

Mr. Ray asked about the shrubbery around the fencing and making the tower “pleasing to the eye.” Mr. Schubert replied the applicant could propose a landscaping plan.

Deborah Rush stated that the Brandywine Conservancy has no legal standing; it is up to the township laws. Mr. Ray would like to talk with Mr. Pompo to see where this matter stands with the Brandywine Conservancy before anything is granted by the Planning Commission.

Mr. Della Penna questioned sheet Z2 of the plan that reads “non-conforming” and “variance required.” Mr. Schubert replied that the engineer should take off “variance required.” Mr. Ray asked Mr. Schubert to come before the Planning Commission after they speak with Mr. Pompo and Mr. Della Penna to resolve the issues they have.

Deborah Rush asked if there will be an air conditioner at the site. Mr. Schubert replied there will be one placed in the back of the structure and he will also provide Ms. Rush with the specifications of the new proposed system.

Christopher Duerr – Mr. Duerr proposes to build a storage building for automobiles and storage on his property at 7 Jane Street and has received variance approval for setbacks, this property is zoned multi-use. Mr. Duerr requested the Planning Commission consider his land development plan. Mr. Schwab asked if Mr. Duerr is a builder and if so, would he store his equipment there. Mr. Duerr replied he does construction work and renovates old homes and would store a small amount of materials. Mr. Schwab questioned the bathroom on the plans. Mr. Duerr replied he wanted to put in a composting device or an incinerating device to avoid water and a potential holding tank. The township building inspector also said a bathroom had to be put in. Mr. Ray asked why Mr. Duerr could not get a port-a-potty. Mr. Della Penna replied that one of the conditions of the Zoning Hearing Board was that Mr. Duerr had to get a sewage and well permit. Mr. Ray stated he owns 5 Jane Street across from Mr. Duerr’s property so if the Planning Commission makes a motion he will turn the meeting over to Mr. Schwab. Mr. Schwab asked if Rob McLarnon directed Mr. Duerr to go through land development. Mr. Duerr replied “yes.” Mr. Della Penna stated if Mr. Duerr has to follow the Ordinance word for word this could become a major project. Mr. Duerr stated that the Health Department has said that a pump and haul would be approved.

Mr. Duerr stated that the neighboring property owner is trying to acquire 7 Jane Street by way of adverse possession and has filed an appeal with the Zoning Hearing Board.

After further discussion, Mr. Ray advised Mr. Duerr to meet with Mr. McLarnon and Chris Della Penna for further direction.

Discussion - Mr. Monaghan informed the members that the Board of Supervisors is in discussions with PAWC regarding extending the waterline down as far as Triple Fresh in reference to South Brandywine Middle School.

Mr. Ray motioned to adjourn the meeting at 8:50 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Denise Miller
Township Secretary