

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
JUNE 1, 2016

The meeting was called to order at 7:30 p.m. by Chairman Richard Jordan and the Pledge of Allegiance was recited.

Present: Richard Jordan, Charles Kalemjian, John Marbach, Bill Flanagan, Alice Johnson and ex-officio member Don Greenleaf.

Also Present: Zoning Officer/Building Inspector Tom Cooke and Assistant Zoning Officer Tara Caputo.

Arriving Late: Sam Matthews

Absent: Nancy Kane

Minutes: Mr. Kalemjian made a motion to approve the minutes of May 4, 2016. Mr. Marbach seconded and the motion was carried.

Linskens – 495 Taylor Rd.: Preliminary/Final Subdivision & Land Development Plan

Patrick Linskens, 495 Taylor Rd., presented the Preliminary/Final Plan which shows a 3-lot subdivision on 2.53 acres of the original John McConnell property located on the north side of Taylor Rd. adjacent to the Arbordayle Subdivision. A single family dwelling, detached garage and barn exists on the parcel. The access to Taylor Rd. is on an existing common driveway that serves three lots. The property will be serviced by both public water and sewer.

The Applicant has received review letters from E.B. Walsh dated June 1, 2016 and Tom Brown dated June 1, 2016. The Walsh review is clean and Mr. Brown's letter is mostly technical corrections with no major issues requiring attention.

Mr. Matthews made a motion to recommend approval of the Preliminary/Final Land Development Plan contingent on compliance with all items in the above mentioned review letters. Mr. Flanagan seconded and the motion was carried.

Hankin Group – 405 Eagleview Blvd.: Proposed Cell Tower

Neal Fisher presented the plan to place a cell tower on the rear corner of the property located at 405 Eagleview Blvd., which has been determined as the best location for carriers and for the improvement of reception in the area between Route 113 and Upper Uwchlan along the Route 100 corridor and within Eagleview. The height of the tower is yet to be determined although Mr. Fisher stated that it would not be more than 150 feet tall and all the equipment will be hidden inside the pole. The Hankin Group will own and lease to the cell tower company who will then be responsible for all maintenance of the tower site and handling co-habitators.

In order to locate the tower on the corner of the property, the Applicant will be seeking the following 3 variances from the Zoning Hearing Board:

1. To allow a cell tower in the PCID Zoning District
2. A reduction of 50 ft. in the required “fall protection” of 1-1/2 times the height of the tower
3. A reduction in the required 800 ft. setback from the zoning line

Mr. Kalemjian asked if the carriers are able to “boost” reception on the poles that already exist, whereby eliminating the need of a new cell tower. Mr. Fisher stated that he imagines if there was a way, the companies would do it.

Mr. Marbach made a motion to recommend the Zoning Hearing Board approve the request for the variances needed to locate the cell tower at 405 Eagleview Blvd. Mr. Flanagan seconded and the motion was carried.

ANNOUNCEMENTS:

1. 6/13 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mr. Kalemjian made a motion to adjourn the meeting at 7:55 p.m. Mr. Marbach seconded and the motion was carried.

Respectfully submitted,

Jeri Cooper