

**EAST FALLOWFIELD TOWNSHIP  
PLANNING COMMISSION  
February 4, 2008  
Approved March 3, 2008**

**THE MEETING WAS CALLED TO ORDER AT 7:35 PM BY CHAIRMAN DEBORAH RUSH.**

**In Attendance:** Bernie Beegle; Vice Chairman, Members, Ryan Ray, Paul Daniels and Jim Durborow.

**Approval of Minutes:** Bernie Beegle makes a motion to approve the December 2007 meeting minutes. Second: Paul Daniels. Vote: Unanimous.  
Jim Durborow makes a motion to approve the January 2008 meeting minutes. Second: Bernie Beegle. Vote Unanimous.

**T-Mobile**

Represented by Don Petrusa, Attorney representing T-Mobile. Mr. Petrusa stated that they would like to get a recommendation from the planning commission for approval by the Board of Supervisors for the facility, which is permitted by Conditional Use. The site is located at 450 Doe Run Road at A Safe Self Storage. T-Mobile would like to replace an existing 60' flagpole with an 80' wireless communications flagpole. The antenna will be located within the flagpole. The new flagpole would replace the existing flagpole and be located approximately 45' from the original pole, closer to the chain linked fence.

The property is zoned Office Industrial. Mr. Petrusa stated that Section 1733b of the East Fallowfield Township Zoning Ordinance allows wireless communication facilities, including antenna support structures by Conditional Use. There will be no lights on the pole that would cause a significant amount of light to intrude on private property. The only lighting will be a small floodlight illuminating the pole. There will be two small trees removed however two more small trees will be replaced in front of the equipment area, which will be a concrete pad located inside the fenced area. The flagpole will be capable of accommodating at least one other wireless carrier and by police, fire or ambulance. The applicant will comply with all involved agencies including the FCC, FAA, Pa. Structural Engineering, and soil reports. The facility will be fully automated with no real need for parking. On-site maintenance will be conducted 4 to 6 times per year. There will be one vehicle at the site to conduct maintenance and will use parking already supplied by the storage facility.

Chris DellaPenna's letter dated January 30, 2008 was discussed briefly.

Item 1.3 regarding steep slopes – The applicant states that there will be no encroachment on the steep slopes.

Item 1.8 regarding the color of the pole – The applicant states that they will allow the Board to direct them as to what they prefer.

Item 1.15 regarding scenic roadway and scenic vista site – the applicant states that they are proposing a flagpole instead of a tower and by doubling up on the number of trees.

The date of the Conditional Use Hearing is scheduled for February 26, 2008 at 6:30pm.

Deborah Rush made a motion to recommend that T-Mobile move forward with their plans contingent upon complying with Chris DellaPenna letter dated January 30, 2008. Second: Bernie Beegle. Vote: Unanimous.

**Pa. American Water – Cardinal Drive Sewer Extension**

Represented by Dave Lentowski and Jim Kelly. Jamie McCombie’s letter, dated October 30, 2007, was discussed briefly. All comments in this letter have been completed. All components of the sewage planning module have been approved except for the Chester County Health Dept. The applicant is working on getting approval from them. There will be 77 units connected. There are 8 homeowners who may need grinder pumps, letters were sent to these properties owners informing them. John Schwab made a motion to recommend to the Board that the applicant move forward with the sewer extension. Second: Bernie Beegle. Vote: unanimous.

**Planning Commission procedure for filling a board vacancy**

There is currently no procedure in place to fill a vacancy on the Planning Commission Board. Deborah Rush would like the following procedure to take place:

- Advertise in both the Daily Local News and on the Township’s website. Interested candidates should either call or submit letters of interest to the Township.
- Within 60 days of advertising the members will interview candidates during a work session and make recommendations to the Board of Supervisors.

Deborah Rush will put this procedure in writing and submit it to the Board of Supervisors.

There was a brief discussion regarding the hiring/volunteering of a Planning Commission secretary.

Deborah Rush made a motion to adjourn the meeting at 8:45. Second: Bernie Beegle. Vote: Unanimous.

Respectfully Submitted,  
Karen Wilson

Secretary