

East Fallowfield Township
April 7, 2008 Unapproved
Planning Commission Meeting

In Attendance Were: Deborah Rush; Chair, Members; Ryan Ray, Jim Durborow, John Schwab, Bernie Beagle and Chris Makely as Secretary.

Ms. Rush Convenes meeting at 7:30 PM

PC Secretary Position is discussed it is agreed that Supervisor Makely will do the minutes for this meeting until a person is hired.

Ms. Rush mentions Mr. Massaro's (Park and Recreation Chairperson) request for a letter of support for a Park Grant. It is decided that the PC will submit a letter on behalf of the PC to support the Park Grant. All agree a vote is not necessary.

Training Center secondary entrance/exit is discussed, it is determined that the Planning Commission did discuss the need for a secondary entrance/exit at a previous meeting, It was not determined when the exact meeting occurred but it was definitely discussed. Ms. Rush made it clear that the Planning Commission feels very strongly about the need for a second access road, stating that "it is the safest way to go"! The PC makes the recommendation for the Planning Commission to send a letter to the Supervisors stating that the Training Center have a secondary access road for emergency use as discussed previously. Jim Durbrow seconds, all in favor! All, opposed "None".

Conversation goes back to Park and Recreation letter for Grant and is decided to bring it to a vote, Ms Rush makes a motion to Support grant, Bernie Beagle seconds all in favor, none opposed.

Members agree to share all future building and development plans as to save on paper and aid in conservation efforts.

Meeting is turned over to Cricket Communications to review the need for Conditional Use on Co-Locators. Cricket Communications wants to install antenna on an existing tower on Fairview Road. Everything will stay the same on the tower other than 10 feet below the top of the tower where the new antenna will be mounted. The purpose of the antenna is to build out the network. Cricket maintains that since the ordinance is the same as it was in 1997 when it was written Conditional Use should not be required because they are adding onto an existing Sprint/Nextel Tower. Everything will be housed in the existing fenced area, nothing will be enlarged, and everything will stay the same other than the visibility of the second set of antenna. The color scheme was addressed and Cricket agreed to bring the tower into compliance with the ordinance if it is part of Conditional Use. Conversation continues in regard to FCC requirements and levels of Radio Emissions, all of which are said to be under the FCC requirements. Cricket then gets into the engineering aspect of the Tower platform and says that they will provide all of the necessary Engineering studies to prove the foundations integrity. Cricket then

maintains that every legal question will be satisfied to make sure every aspect of the Tower is within legal and safety compliance. Ms. Rush brings up the issue in regards to the access road which is not currently paved and the parking issue when service contractors do not open the gate and park on the road, Cricket says that will be addressed since the driveway is 230 feet long, Ms. Rush recommends the road be paved, Mr. Della Penna says the current road has wear and tear and needs to be repaired. The discussion switches to who owns what elements based on the Tower, who and what are the primaries of ownership! Crown owns one part and someone else owns another part and someone else does the service, all of these scenarios are discussed.

Tape stops momentarily

Resident Buddy Rhoads wants to make sure that all residents are properly notified of the antenna addition, Ms. Rush states it is not comment time and that will be part of conditional use if necessary.

Ms. Rush makes a recommendation to the Board of Supervisors that it is in their view and the best interest of the Township that this application not be held for conditional use but all further issues regarding Co-Locators be held for a case by case review. Ms. Rush asks for comments and Mr. Rhoades expresses his opinion about notification to local residents again. Recommendation second yes, vote; all in favor, yes! Opposed, none recommendation carries. Bernie Beagle makes a recommendation that all future applicants requests be brought forward to the Board of Supervisors, Ms. Rush seconds all in favor, yes; opposed none!

Last months minutes were not available for approval because of a copy malfunction and will be approved next month.

1404 Cardinal Drive is discussed briefly because of a website mix-up and it is agreed to follow it up at the next meeting. A PC member wants to know if a Building Permit has been issued. The lot line adjustment and sketch plan will also be addressed at the next meeting.

Ms. Rush makes a motion to close the meeting, seconded; motion carries all in favor meeting ends at 8:45 pm.

Respectfully Submitted,

Chris Makely
Acting PC Secretary