

EAST ROCKHILL TOWNSHIP
PLANNING COMMISSION MINUTES

October 14, 2010

The October 14, 2010 Regular Meeting of the East Rockhill Township Planning Commission was called to order by Chairperson Dean Frankenfield at 7:30 PM. Present were members Nancy Booz, Anne Fenley, Brenda Sears, David Nyman. Also present was Township Engineer Steve Baluh, P.E. and Assistant to the Manager Marianne Morano.

Minutes: By **motion** of Mr. Nyman **seconded** by Mrs. Booz, the Minutes of September 9, 2010 were approved with an amendment deleting Dean from those in attendance by the **vote of 5-0**.

Correspondence: Correspondence listed on the Agenda was acknowledged as received.

New Business:

Conditional Use Application from New Cingular/AT&T An existing 140 feet high telecommunications monopole is located on the existing property located at the intersection of Sterner Mill Road and Clymer Road. Pole contains antennas from two users (T-Mobile and Nextel/Sprint), and a County whip antenna. The whip antenna is currently located approximately 120 feet above ground level. Whip antenna is proposed to be relocated to the top of the monopole at 140 feet. The location at 120 feet will be utilized for proposed Cingular Wireless PCS/AT&T Mobility antenna. Additionally, the fenced compound at the base of the monopole is to be expanded for installation of a 11½ foot x 20 foot equipment shelter. Site currently contains an existing single family dwelling and outbuildings. Property is located within the Resource Protection Zoning District.

On behalf of applicant, Debra Shulski, Esquire presented to the board.

1. The monopole is “existing nonconforming” with respect to its current location. It is not located within the Telecommunication Tower Overlay District along Old Bethlehem Pike and Route 313. *Comment.*
2. The proposed equipment shelter is +/- 7 feet from the property boundary. Although existing structures are approximately the same distance, the new separate structure requires a zoning variance or interpretation of the non residential accessory structure requirements of Section 27-304.I-1 of the Zoning Ordinance. *Not encroaching further will be clarified for Board of Supervisors with additional documentation in addition to an aerial photograph.*
3. Supplemental reports must be submitted to verify compliance with requirements of telecommunication facilities (Use G4) including, but not limited to, structural report, radio frequency information, justification for location and height of the proposed co-location. *Complied.*

4. If proposed earth disturbance exceeds 1,000 square feet, verification of approval should be received in writing from Bucks County Conservation District for proposed erosion and sedimentation control measures to be implemented during construction activities. *Will Comply.*
5. Stormwater management facilities must be designed in accordance with Township Stormwater Management Ordinance 149, as amended, unless applicant submits satisfactory information to verify the site meets exemption requirements. *Requesting fee in lieu of.*
6. Land development plan/application should be submitted to the Township for the proposed facility. *Requesting waiver fee in lieu of.*
7. Township should determine if proposed fence extension and landscape plantings proposed are adequate to screen the facility. *Comment, will determine if landscaping is sufficient and if additional buffering is necessary. Township Engineer will determine by Board of Supervisor hearing.*
8. Driveway permit must be obtained from East Rockhill Township for proposed 12 feet wide gravel access drive to the facility proposed along Clymer Road. *Will Comply.*
9. In accordance with Conditional Use regulations of Section 27-2208 of the Zoning Ordinance, the Township must determine that the proposed use is in accordance with Township Comprehensive Plan, in the best interest of the municipality, suitable for the property in question, and suitable in terms of access and land development practices. *Believes they are in compliance.*

There was a brief discussion that the Board of Supervisors are interviewing outside Planners to assist the Township with design on selective projects.

Adjournment: With no further business or additional public comments, Mrs. Booz **moved** to adjourn the meeting at 8:02 PM. The motion was **seconded** by Mrs. Sears and the meeting adjourned.

Respectfully submitted:

David R. Nyman
Secretary

Recorded:

Marianne Morano
Assistant to the Manager