

**Planning Commission Meeting
MINUTES**

June 6, 2012

The meeting was called to order at 7:00 p.m. by Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Karen Bedics, Bruce Fritchman, John Chilton and Curtis Reiss.

Rich Schilling, Township Manager, Bob Wynn, Township Engineer, Scott MacNair, Solicitor, and Heather DiSario, Recording Secretary, were also present.

Approval of Minutes

John Chilton **moved** to approve the May 2, 2012 minutes as presented. Scott Douglas **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans

Confirmed Appointments

a. Markland LLA- Nemeth Road – This matter had been before the Planning Commission in April and was tabled until a decision was made by the Zoning Hearing Board. The applicants have received approval from the ZHB on the change of the lot size. The applicant will need to submit to the Commission a revised plan showing the changes requested at the previous PC meeting. The right-of-way and deed of consolidation also needs to be sent to the Township Engineer.

The waivers being requested are from Section 402.2.A drawing scale; Section 504.2.D lot lines angles; Sections 505.16 and 506.4.A roadway and drainage improvements; Sections 512 and 513 curbs and sidewalks and Section 402.3.F.3 showing natural resources on each lot.

Scott Douglas **moved** to accept the waivers requested in the April 4, 2012 Mease Engineering letter. Karen Bedics **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to recommend to the Board of Supervisors final approval of the lot line adjustment conditional upon compliance with the requirements of March 26, 2012 Township Engineer’s review letter, and the submission of a new set of plans which is to include the location of the septic tank on Lot 2. Curtis Reiss **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only

New Business -

a. Conditional Use Application: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility- Nicholas Cuce Jr., Riley, Riper, Hollin & Colagreco, and Joseph Frega, Project Engineer, presented for the applicant, AT&T Mobility. Mr. Cuce explained that the applicant is looking to establish a telecommunication facility southwest of the intersection of Route 309 and Hilltop Road. The proposed site is made from two contiguous parcels owned by Hanoverin, Inc. The applicant has received approval for dimensional variances from the Zoning Hearing Board. The applicant is in the process of consolidating two parcels. The applicant is proposing the construction of a 130

foot monopole, with 12 antennas and a lightning rod located at the top of the pole. The total height of the structure is 136 feet. The pole is proposed to be located within a 40 x 40 foot fenced compound and an 11.5 x 20 foot equipment shelter at the base of the tower is also being proposed. The access point to the facility is proposed via an existing driveway onto Hilltop Road.

Mr. Frega presented the site plan to the Commission showing the two parcels in question and location off of Route 309 and adjacent to Hilltop Road with the proposed compound. He also presented a compound plan showing the location of the proposed monopole and the equipment shelter with an elevation view. No road improvements are planned.

Mr. Frega reviewed the Township Engineer's May 21, 2012 review letter. The Radio Frequency Engineer will provide documentation regarding the need to locate the facility, including identification of the coverage areas of other existing towers, as referred to in Item 1A.

It was explained that AT&T and the engineers found it more feasible to build a new facility rather than trying to make the existing structure work as referred to in Item 1B.

Item 1C regarding design of the proposed facility must conform to the Zoning Ordinance is a "will comply".

Item 1D regarding certification of the structural integrity of the tower is forthcoming. Structural design plans will be submitted for review when completed.

The applicant agrees that the tower will be removed if no longer in use and is agreeable to posting the bond as referred to in Item 1E.

Item 1F regarding providing documentation verifying the extent to which additional antennas can be accommodated on the facility is a "will comply".

Item 1G regarding identifying on plan that access to the facility will be via a public street is a "will comply."

Item 1H regarding security lighting is a "will comply". No continuous lighting is proposed on the pole, but a timed light is proposed on the storage structure. It was suggested that the applicant refer to the lighting section of the township ordinance.

Item 1I regarding noise levels is a "will comply". No emergency generator is proposed.

Item 3 regarding the plan meeting the area dimensional requirements of the Zoning Ordinance is a "will comply".

Item 4 regarding installation of impervious surface coverage is a "will comply." It was requested that the applicant include a recalculation of existing impervious surface on the plan.

Item 5 regarding verification from the Bucks County Conservation District is a "will comply".

Item 6 regarding submitting proof of the deed of consolidation is a "will comply."

Item 7 regarding landscaping is a "will comply." It was suggested the applicant install hardier and more deer resistant evergreens than initially proposed.

Karen Bedics **moved** to recommend to the Board of Supervisors conditional approval of the construction of a telecommunications facility based on the items listed in the May 21, 2012 Township Engineer's review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Karen Bedics **moved** to recommend to Board of Supervisors to grant a waiver from land development as requested by Riley, Riper, Hollin & Colagreco correspondence dated May 9, 2012. John Chilton **seconded**; the motion **passed** unanimously.

Informal Review

a. Dorey – Haupt’s Bridge Rd Carol Dorey is proposing a lot line adjustment. Ms. Dorey explained that she shares ownership of a 40 acre parcel, TMP# 42-17-112, with her sister. She would like to take 9 acres from the jointly owned parcel and add those 9 acres to her existing 80 acre property, TMP# 42-17-76. The lot line adjustment process was explained and it was suggested that the applicant return with an engineered plan showing the entire new parcel being created. It was also advised to be prepared to review Section 402 (Plan Requirements for Lot Line Adjustment) of the new Subdivision Land Development Ordinance.

Old Business – Actions Regarding Pending Plans

Correspondence – None

Public Comments

Planning Commission Comments & Project Reports

a. Zoning Hearing Report – no report.

b. Summer 2012 meetings – There will be no meeting on July 4. The Commission will be meeting on June 21 for a work session with the recreation consultant.

At 8:15 p.m., Karen Bedics **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, August 1, 2012