

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 3, 2011

The East Goshen Township Planning Commission held their regularly scheduled meeting on August 3, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Jim McRee, Susan Carty, Al Zuccarello, Peter Mylonas, and Megann Hedgecock. Also present were Mark Gordon, Township Zoning Officer, Don McConathy (Supervisor), and Erich Meyer (Park & Recreation Board).

WORKSHOP SESSION – 7:00pm

- A. The minutes of July 6, 2011 were reviewed.
- B. The various agenda items were reviewed.

FORMAL SESSION

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:40 pm and Megann lead the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

George asked if anyone would be recording the meeting. There was no response.

George asked those in attendance if there were any non-agenda items to be discussed. No response.

George announced that there would not be a workshop in July.

B. Approval of Minutes

Al moved to approve the minutes of the July 6, 2011 meeting. Sue seconded the motion. The motion passed unanimously.

C. Acknowledge Receipt of New Applications - None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. Tru-Team Inc. (Adaptive Reuse of Historic Resource) 1422 Paoli Pike (CU). There were no representatives for the applicant at the meeting. Mark reported that he has received nothing from the applicant. Peter made a motion to recommend that the Planning Commission again ratify and reaffirm its motion from the July 6, 2011 meeting including the 6 recommendations as previously identified, especially since the applicant has made no effort to pursue this application further. Megann seconded the motion. The motion passed unanimously.

2. New Cingular Wireless PCS, LLC d/g/a ST&T Mobility, 21 Edgewood Rd, (CU). Representatives for the applicant were: Nicholas A Cucé, Jr., Attorney; Gerald R. Tate, Sr. RF Engineer for AT&T; and Sheri Lampher, Engineer. Mark explained that this is an upgrade to existing equipment at the site. Nick explained that AT&T currently has 6 antennas and wants to upgrade to 9 and install an additional equipment rack. On July 29, 2011, they received a review letter from Yerkes but don't have revised plans yet. Gerry can answer any questions.

George commented that in the past, concerns were size, height, color, cabinets on the base and noise.

Nick stated that the existing antenna and the new ones will be painted the same color as the water tank.

Mark pointed out that the equipment is enclosed and a noise study was done by Metro who agreed to install fencing material which diminished the noise complaints.

Sheri showed the Commission a photo of what it will look like. Gerry stated that they remove the old equipment when they upgrade so the height will remain the same. They will only have 2 antennas per sector which is less than the normal 4 per sector. They are upgrading to LTE, a new data technology on a 700 mhz band for which they just received approval from the government. Also, they are putting in multi-frequencies

instead of more antennas. This upgrade will not increase their area of coverage, so they did not do a propagation study. It will give better, more current coverage. They are one of 2 cell tower sites in East Goshen and are only 80 ft high. Nick stated they will provide a propagation study for the next meeting. Mark pointed out that a hearing is scheduled for August 23, 2011. He asked them to give the township a 60-day extension which will go into September.

F. Ordinance Amendments

1. Sign Ordinance – George asked that this be tabled to another meeting.
2. No Impact Home Based Business (NIHBB) – Mark explained that a resident in Summit House is requesting a permit from the Township which she needs in order to get a permit with the USDA. She will spend 2 hours each evening making candy, which she will sell to other businesses. Commission members voiced concern about odors, trash, noise, etc. Mark stated that if a neighbor calls with a complaint, he will investigate. If it is determined to be out of the scope of the ordinance, the permit will be revoked and he will notify the USDA. Currently the township code is more stringent regarding NIHBBs than MCP regulations. Peter moved that the Planning Commission direct Mark Gordon to prepare a draft text amendment for review at the next meeting. Sue seconded the motion. There was no further comment or discussion. The motion passed.

G. Old Business - None

H. New Business

None

I. Liaison Reports

1. Willistown – Megann reported that work has started on the improvement to the intersection.
2. Conservancy Board – Mark will attend their meeting next week to discuss meadows.

J. Any Other Matter –

1. YMCA Landscape Plan – George commented that the weather currently is not conducive to planting. People are parking in the new lot during the day. Don asked if the Conservancy Board will be shown the revised Landscape Plan. Mark reported that the final revision is underway and will finalize the new replacement trees. The Conservancy Board will be able to review it.
2. 2012 Budget – Deb Beury is requesting any comments so she can wrap up the 2012 budget.

H. Adjournment

There being no further business, a motion to adjourn the meeting was made by Sue and seconded by Megann. The meeting adjourned at 8:30 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary