

**MINUTES OF THE PLANNING COMMISSION
UPPER POTTS GROVE TOWNSHIP**

October 12, 2010

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, October 12, 2010, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer and Donald Nice present. Also present were Township Solicitor Charles Garner, Township Manager Jack Layne, and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:01 p.m. There were 7 people in the audience.

APPROVAL OF MINUTES – A motion by Bealer, seconded by Nice, to approve the minutes of September 13, 2010, as written. All aye votes.

#2-10 LIBERTY TOWERS – **conditional use** – Attorney Crystal Fisher was present to discuss the application for conditional use. She explained the proposal is to construct a wireless telecommunications facility on the property located at 96 Pineford Road. She further explained that a wireless telecommunication facility is permitted by conditional use in the R-2 zoning district. She noted that Liberty Towers has leased a 100 foot by 100 foot area of the property to construct a 150 foot monopole with a 4 foot lightning rod on top of the tower. She further noted there will also be an 8 foot security fence, and they are proposing access to the site by a 12 foot gravel road. Ms. Fisher explained that there is no additional landscaping proposed due to the existing vegetation, and the tower will be setback 100 feet from all adjoining property lines. She further explained that there are no other structures within a one quarter mile radius of the proposed site, and there is a gap in wireless service in this area which would be resolved with the construction of the proposed tower. Ms. Fisher advised that she believes they meet all the requirements of Section 350-33 pertaining to the conditional use requirements. In response to a question from Mr. Nice, Engineer Phillip Burger explained that the tower will be galvanized steel with a base plate mounted to it. In response to a question from Mr. Bealer, Ms. Fisher explained that they do not have any commitments from carriers at this point. Mr. Bealer highly recommended that additional landscaping be provided. He also noted that access to the proposed facility must be a 20 foot wide easement with a 10 foot paved drive. Ms. Fisher advised that they would be willing to pave the driveway access. In response to a concern expressed by Mr. Taylor, Engineer Phillip Burger explained that they are still trying to obtain the deed for the property and are uncertain of the acreage. Mr. Taylor noted that evidence must be provided that proves that existing towers in the area cannot support the telecommunication needs of the area. Radio frequency engineer Paul Dugan distributed copies of his report concerning this issue and provided a brief explanation of the report. Mr. Taylor further noted that the proposed tower will be located within the scenic view, and therefore, will need to be designed in such a way as to preserve the scenic view. A motion by Bealer, seconded by Nice, to recommend to the Board of Commissioners that they consider the following critical points when reviewing the conditional use application: (1) making sure there is adequate land to meet the ordinance requirements since the acreage was not listed on the plan; (2) making sure there is a 20 foot easement with a 10 foot paved access road as required in the ordinance; (3) making sure that adequate landscaping is provided; (4) making sure that the cellular tower is camouflaged in such a way to preserve the scenic view in this area; and (5) making sure the lightning strike is designed in such a way to protect the area around the cellular tower. All aye votes.

ADJOURNMENT – A motion by Bealer, seconded by Nice, to adjourn the meeting at 6:40 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary