

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 17, 2016
(Approved March 16, 2016)

The Planning Commission held their monthly meeting on Wednesday, February 17, 2016. Present for the meeting were Walter Woessner, Kathryn Alexis, Lawrence Tietjen and Mariea Geho. Mr. Parson was absent. Also present for the meeting was Marjorie Brown, Planning Commission Solicitor.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mr. Woessner discussed the question remaining for the October 21, 2015 meeting minutes. Mrs. Alexis stated she made the motion to recommend the Board of Supervisors authorize publishing notice of, and conducting a public hearing on, the proposed amendments to Chapter 21 (Streets and Sidewalks), 22 (SALDO), and 27 (Zoning) of the East Coventry Township Code of Ordinance. Mr. Tietjen seconded the motion.

Mrs. Alexis made a motion to approve the October 21, 2015 meeting minutes. Mr. Tietjen seconded the motion. The motion carried with a 3-0-1 vote. Mrs. Geho abstained because she was not a member of the Planning Commission at that time.

Mr. Woessner made a motion to approve the January 20, 2016 Planning Commission meeting minutes. Mrs. Geho seconded the motion. The motion carried with a 4-0-0 vote.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Mr. Woessner asked for an update on the Fairway Farms proposed development. Mrs. Brown stated the applicant signed an unlimited extension. Mrs. Brown stated she will check Mr. Flaherty's Subdivision and Land Development spreadsheet to see where the project stands. Mrs. Brown stated the Planning Commission could make a recommendation that the Board of Supervisors review the status of Fairway Farms plan submission and, establish a specified date to take action on the submission.

Mr. Woessner made a motion recommending the Board of Supervisors send notice to the applicant that it will take action on the Preliminary Plan submission on a date certain as provided in the extension letter for Fairway Farms. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner asked if the East Coventry Elementary School made a presentation to the Zoning Hearing Board. Mrs. Imes stated yes. Mrs. Brown and Mrs. Imes agreed to forward the Zoning Hearing Board decision to the Planning Commission for the East Coventry Elementary School.

ADDITIONAL ITEMS TO BE BROUGHT BEFORE THE COMMISSION

Continued discussion of Wireless Communications Facilities Ordinance and Zoning Map

Ms. Brown distributed a revised copy of the Wireless Communication Facilities Ordinance and Zoning Map Amendment. Mrs. Brown stated the proposal will need more minor corrections. Mrs. Brown discussed the following:

- The Wireless Communications Facility (WCF) Overlay District has been removed. This allows Wireless Communication Facilities to be placed anywhere in the Township as long as the applicant meets the requirements.
- The Township has to approve the WCFs Stealth Technology.
- The WCF provisions were removed from Part 14 (conditional use) to create a new Part 20.
- New WCF Structures require conditional use approval, a zoning permit and building permit (whether inside or outside the Right-of-Way {ROW}).
- Modification or co-location of existing WCF Structures requires a zoning permit and a building permit.
- Non-Tower WCFs and Wireless Communications Facilities (excluding the structure) only require a zoning permit and a building permit (because the WCFs are attached to an existing structure).
- Structures/Facilities requirements were moved to General Requirements for all WCF Structures.
- Nothing is allowed to be placed on Historic buildings.

Mr. Woessner asked what is a cable wi-fi? A discussion ensued. The Planning Commission recommended removing the word "cable".

- Section 2 – Chapter 27, Part 2 Definitions, Section 202, Definition of "Applicant":
 - Proposed change is to remove second sentence and add following:
 - When pertaining to a wireless communications facility, any person that applies for a wireless communication facility building permit, zoning approval, conditional use approval and/or permission to use the public right-of-way (ROW).
 - Further change is to say – When pertaining to a wireless communication facility, **an applicant is** any person that applies for a wireless communication facility building permit, zoning approval, conditional use approval and/or permission to use the public right-of-way (ROW).
- Section 6 – Chapter 27, Part 2 Definitions, Section 202, Definition "Non-Tower Wireless Communications Facility (Non-Tower WCF)":
 - Proposed change is to remove the word "Structure".
- Section 6 – Chapter 27, Part 2 Definitions, Section 202, Definition "Right-of-Way (ROW)":
 - Proposed change is to remove "Chester County".
- Section 6 – Chapter 27, Part 2 Definitions, Section 202, Definition "Substantial Change":
 - Discussion on the language "Wireless Communications Facility may exceed the size limits set forth herein if necessary to avoid interference with existing antennae". Mrs. Brown to check the FCC regulations. If language is not verbatim from FCC regulations, Planning Commission will revisit.

Mr. Woessner asked what is a "node"? A discussion ensued. Mr. Tietjen stated a "node" is an individual antenna or box.

- Section 6 – Chapter 27, Part 2 Definitions, Section 202, Definition "Tower-Based Wireless Communications Facility (Tower-Based WCF)":
 - Proposed change is to remove the words "DAS hub facilities are considered to be tower based WCFs".
- Section 8 – Chapter 27, Part 5, Section 502, 2.A.:
 - Proposed change is to remove "Wireless Communications Facilities" from the beginning of the sentence.

- Section 2001, Item 3 General Requirements for All WCF Structures, D Conditional Use Approval: Permit Required – New WCF Structure:
 - Mrs. Brown explained this is the new Part 20.
- Section 2001, Item 3 General Requirements for All WCF Structures, K Related Equipment
 - Proposed change is to "Each co-locating carrier on an existing WCF Structure may construct a shelter" – Change "may construct" to "provided they meet other dimensional criteria".
- Section 2001, Item 4 Requirements for Tower-Based Wireless Communications Facilities Outside the Right-of-Way:
 - Mrs. Brown reviewed the following items in this section:
 - Requires conditional use approval.
 - Must demonstrate gap in coverage exists and cannot accommodate on an existing WCF structure.
 - Application to include comprehensive inventory of all existing WCF Structures within a five (5) mile radius
 - Requires land development approval
 - Minimum lot size of three (3) acres and meet dimensional requirements according to Zoning District
 - Minimum setback requirements of underlying zoning district or maximum height of tower, whichever is greater (Side Lot Line may be changed to Side Property Line)
 - Tower-based WCF on improved lot must be in rear yard, unless lot is greater than 10 acres
 - Maximum height is 140 feet above ground level
 - Stealth technology chosen to be approved by Township
 - Eight (8) foot security fence and landscaping around towers required
- Section 2001, Item 5 Requirements for Tower-Based Facilities in Right-of-Way:
 - Mrs. Brown reviewed the following items in this section:
 - Requires conditional use approval
 - Must demonstrate gap in coverage exists and type of WCF Structure proposed in least intrusive means to fill gap in coverage
 - Application to include comprehensive inventory of all existing WCF Structures within a five (5) mile radius and all existing towers **and other suitable structures** within a one (1) mile radius
 - Requires land development approval
 - Prohibited where utilities underground regardless of underlying zoning district
 - Maximum height is 45 feet
- Section 2001, Item 7 Non-Tower Wireless Communications Facilities Outside the Right-of-Way:
 - Mrs. Brown reviewed the following items in this section:
 - Zoning and building permits required
 - May not be located on single-family detached residences or any accessory residential structure
 - Maximum height is the lesser of 45 feet or the maximum height permitted in the underlying zoning district
 - Mounted WCF may not exceed 10 feet above roof or parapet of building without special exception approval
 - Eight (8) foot security fence and landscape screening required
 - Related equipment to be installed underground, if feasible
- Section 2001, Item 8 Non-Tower Wireless Facilities in the Right-of-Way:
 - Mrs. Brown reviewed the following items in this section:
 - Zoning and building permits required

- Must be located on existing poles
- Maximum height for equipment components is six (6) feet
- Must be designed to match support structure
- May not obstruct pedestrians or vehicular traffic or create safety hazards to pedestrians or motorists

Additional comments – Section 13, change year to 2016

The Planning Commission members requested additional time to review the language for Tower-Based Facilities in the Right-of-Way and the language for Non-Tower Wireless Facilities in the Right-of-Way. The Planning Commission requested that related equipment not be permitted inside the right-of-way.

Northern Federation Update

Mrs. Alexis stated there was no meeting in February.

Historical Commission Update

Mr. Tietjen stated there was no meeting in February.

Pottstown Metropolitan Regional Planning Committee Update

Mr. Woessner stated there was nothing to report.

Mr. Woessner asked if the Planning Commission members if there were changes required to the Draft Annual Report.

ADJOURNMENT

Mrs. Geho moved to adjourn the monthly meeting at 9:09 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Cheryl A Imes
Secretary