



## **Meeting Minutes**

### **May 19, 2016**

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:02 p.m.
2. **ROLL CALL:**
  - PRESENT: UHRLLEN, KAINE, IAGNEMMA, RAMAGE
  - ALSO PRESENT: Bob Garvin, Township Solicitor; Shannen Rusilko, Secretary; Don Housley, R.F. Mitall and Associates, Consultant
3. **APPROVAL OF MINUTES:** Regular meeting held on April 21, 2016.

It was moved by **Ramage** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting of April 21, 2016.

4. **OLD BUSINESS:**
  - A. **Rezoning request by Burns & Scalo for properties at the entrance of the Bursca Business Park, Washington Pike, Zoned B-1 and R-2.**

The request was tabled so that the planning commission could investigate the different uses for the zoning districts discussed in the last meeting. The applicant would like to change the zoning of both parcels to C-2. Iagnemma does not support the idea of changing the zoning of the two parcels, since they are right next to residential lots. A few residents at the meeting agreed that the lights, dumpsters, and smells are big issues for them, causing them to not support the rezoning. Ramage stated that once something is done with the traffic on Washington Pike, it would make more sense to consider the rezoning.

It was moved by **Ramage** and seconded by **Uhrlen** with all members present voting **AYE** to **deny** the rezoning request by Burns & Scalo for properties at the entrance of the Bursca Business Park, Washington Pike, Zoned B-1 and R-2.

- B. **Review and discuss CU-01-16 Verizon Communications Tower, Conditional Use, 700 Millers Run Road, Zoned PED.**

Don Housley went over his R.F. Mitall letter. There will be no lighting on the structure since the structure is not over 200 ft. in height. There will not be any guidewires. The communications tower will be a 150 ft. tall monopole made of galvanized steel. A 10 fence will be installed at the base of tower and lined with 3 strands of barbed wire at the top. The equipment shelter will be at the base and within the fenced area. The entire area is private so it will be privately maintained. The soil that is moved will be stored on-site and require a grading plan. The traffic impact fee will not be applicable since one person will work at the site every few weeks. The monopole can have up to 4 antennas. They will use the existing airport

road to access the site, which will remain private and not maintained by the applicant. The land that the tower is built on will be maintained by the applicant.

It was moved by **Kaine** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** CU-01-16 Verizon Communications Tower, Conditional Use, 700 Millers Run Road, Zoned PED in accordance with the R. F. Mitall letter dated May 13, 2016.

**5. NEW BUSINESS:**

**A. Review and discuss SP-02-16 Verizon Communications Tower, Land Development/Site Plan, 700 Millers Run Road, Zoned PED.**

The sidewalk section of the ordinance does not apply to airport road. Most items in the R. F. Mitall letter were previously discusses or removed since they did not apply after the resubmission.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to **approve** SP-02-16 Verizon Communications Tower, Land Development/Site Plan, 700 Millers Run Road, Zoned PED in accordance with the R. F. Mitall letter dated May 13, 2016.

**B. Preapplication Conference with Charter Homes, Hastings Development, Mayview Road, Zoned ND – Neighborhood Design District.**

Anthony Faranda-Diedrich presented the design and plan of the new development. The development will consist of businesses, parks, playgrounds, townhouses, single-family homes, and apartments. Their plan is to connect their trails to the Montour Trail and Fairview Park. They are taking responsibility for some exterior repairs to structures, snow removal, planting trees and other flora.

The 200,000 tons of debris from the old Mayview site will mostly be reused as pipe bedding, sidewalks, and through the development. There are two ways to get in and out of the property. Iagnemma mentioned that charts would be helpful in showing how many homes and business are being created in that area. Uhrlen suggested speed should be suppressed in that area to make it safer.

**6. OPEN DISCUSSIONS**

**7. ADJOURNMENT:**

It was moved **Ramage** and seconded by **Kaine** with all members voting **AYE** to adjourn the meeting at approximately 9 p.m.

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Mike Benton, P.E., Township Engineer

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Tom Iagnemma, Chairman

Date: \_\_\_\_\_

Date: \_\_\_\_\_