

March 24, 2019  
KU Resources File Number - SFT 19-121 SA

Mr. John M. Barrett, Manager  
South Fayette Township  
South Fayette Township Municipal Building  
515 Millers Run Road  
Morgan, Pa 15064

Dear Mr. Barrett;

**South Fayette Township Conditional Use Application**  
of  
**Sprint Antenna Conditional Use Application Review**  
SFT Application Number CU-01-19

Ralitsa Gbaguidi has filed an application for the erection of a “Mini Macro” antenna and related equipment upon the roof top of the existing Get Go gas station building. A narrative was not included with the application. However, the drawings submitted with the application are titled “Sprint” The property, identified as Tax parcel 322-E-8, is the subject of this application and is located at 3029 Washington Pike being at the Northeast corner of the intersection of Daniell Drive with Washington Pike. The current landowner is “Matt Skittle, Jr. per the Allegheny County Department of Real Estate. No title information (deed) was submitted. The site currently contains a Get Go gas station/convenience store. The referenced County information is attached to this application.

This property is zoned C-2, Highway Commercial District. The proposed use of a “Communications Antenna” is a Conditional Use in this district. Being attached to an existing building the specific use will be classified as an “Accessory Use” under the specific criteria per Article XV to be discussed further in this review. This application is only for conditional use approval. No land development plan will be required with this submission.

The South Fayette Township Planning Commission accepted the application on February 28, 2019. A Township acceptance letter was forwarded to the applicant on March 3, 2019. A copy is attached to this review.

The application is titled: “**Sprint Antenna**”, is dated January 24, 2019

The accompanying drawing identifies the Project Team as:

A&E Firm – T-Squared Site Services, LLC

Project Manager – KGPCo

Sprint Contact – Mike Walker

Plans Prepared For – Sprint, Overland Park, KS

Plans Prepared For – KGPCo

Plans Prepared By – T-Squared Site Services, Gary W. Clower, P.E.

The submission package also contained the following information:

- South Fayette Township Subdivision-Land Development Application, dated 1/24/2019.
- South Fayette Township Agent Authorization Form, dated 2/19/2018.
- 11"x17" Drawing Package with the following sheets dated 1/8/2019:
  - Sheet T-1 Title Sheet and Project Data
  - AE-1 Rooftop Plan
  - AE-2 Elevation
  - AE-3 Proposed Omni Antenna Assembly
  - SP-1 Proposed Raycap Dist. Panel
  - SP-2 Proposed Airharmony
  - SP-3 Omni Antenna Details
  - SP-4 Relay Details

## **CHAPTER 240 – ZONING**

### **§ 240-50 Authorized uses**

§ 240-50(B)(2)(a) The proposed use, "*Communications Antenna mounted on an existing building*" is a **conditional accessory use** in this district – subject to § 240-95(A)(12).

### **§ 240-93 Procedure for approval**

§ 240-94(A)(1)(b) A written statement showing compliance with the applicable express standards and criteria of this article for the proposed use is required – see § 240-95(A)(12) below.

## **ARTICLE XV – EXPRESS STANDARDS AND CRITERIA FOR GRANTING CONDITIONAL USES**

### **§ 240-95 Standards for Specific Uses**

§ 240-95(A)(12) Communications antenna mounted on an existing building is subject to:

§ 240-95(A)(12)(a) Antenna may not be permitted on a single family or two family dwelling. Site complies.

§ 240-95(A)(12)(b) FCC approval of the new facility will be required. Please provide a copy of this approval prior to construction.

§ 240-95(A)(12)(c) The location is not permitted to violate any FAA or airport zoning regulations. The proposed site is not of concern in violation of these regulations



- § 240-95(A)(12)(d) A building mounted antenna may not exceed the height limitation of the C-2 Zoning District by more than 20'. The submitted drawings show a height of 8'5" on the single story structure. This will comply. However this dimension is not to the top of the antenna. Confirm the actual antenna height
- § 240-95(A)(12)(e) An Omni directional or whip antenna may not exceed 20' in height. Please confirm compliance.
- § 240-95(A)(12)(f) Directional or panel communications antennas shall not exceed 5 feet in height or 2 feet in width. Please explain compliance with this section.
- § 240-95(A)(12)(g) N/A (this section deals with satellite or dish antennas)
- § 240-95(A)(12)(h) N/A (this section deals with satellite or dish antennas)
- § 240-95(A)(12)(i) an engineering report certifying that the proposed installation shall not exceed the structural capacity of the building with consideration for wind, and other loads associated with the proposed location.
- § 240-95(A)(12)(j) copies of lease agreements and access easements to provide access to the building for installation and maintenance shall be provided to the solicitor for review.
- § 240-95(A)(12)(k) N/A (this section deals with the proposed equipment interference with parking and drive lanes – this will be a roof top installation)
- § 240-95(A)(12)(l) This section deals with the proposed equipment building being in an enclosed and secure area with screening - this is a roof top installation. How will access be secured?
- § 240-95(A)(12)(m) Easement access to the facility is required. Please see § 240-95(A)(12)(j) above which addresses this issue.
- § 240-95(A)(12)(n) One parking space is required for this facility. Please designate how this space is provided. It will also be necessary to demonstrate how this additional requirement will not exceed the current requirements of the current facility/parking

### **GENERAL COMMENTS**

- 1) For posterity, if a variance or modification/waiver is granted related to this application, the cover sheet shall contain the following note(s):

"On \_\_\_\_ (add date) \_\_\_\_\_ a variance was granted by the South Fayette Township Zoning Hearing Board to Ordinance \_\_ (provide number) \_\_, Article \_\_ (provide number) \_\_, Section \_\_ (provide number) \_\_, Subsection \_\_ (provide number) \_\_, to allow \_\_ (described variance granted) \_\_\_\_."



AND/OR

“On \_\_\_(add date)\_\_\_ a \_\_\_(select - modification or waiver)\_\_\_ was granted by the South Fayette Township Board of Commissioners to Ordinance \_\_\_(provide number)\_\_\_, Article \_\_\_(provide number)\_\_\_, Section \_\_\_(provide number)\_\_\_, Subsection \_\_\_(provide number)\_\_\_, to allow \_\_\_(described modification or waiver granted)\_\_\_.

- 2) Per the Township’s Referral Request System the following participants comments will need to be addressed when received:
  - a. **CODE ENFORCEMENT** – “no comments” dated March 22, 2019
  - b. **ACDED** – No comments received to date.
- 3) The cover sheet shall contain the following note:  
*“These plans as submitted are intended to comply with all regulations, standards and ordinances of the South Fayette Township. Any deviation from those regulations, standards and ordinances is unintentional and as such, in the event that a conflict is discovered, it is understood and agreed that the South Fayette Township’s regulations, standards and ordinances will apply.”*
- 4) The Mitall Division of KU Resources, Inc. on behalf of South Fayette Township reserves the right to re-review ordinances, address and apply other existing ordinances as we deem necessary to assure compliance with any and all drawings, reports, and exhibits when submitted or resubmitted on behalf of the applicant.
- 5) When the plan is revised, a revision date is required to be added to the plan
- 6) When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.

The application as submitted contains multiple questions that will need to be addressed prior to final approval and signature by Township Officials.

Very truly yours,

*Donald R. Housley Sr., P.L.S.*

Donald R. Housley, Sr. PLS  
Mitall Division of KU Resources, Inc.

CC:  
South Fayette Township Planning Commission  
South Fayette Township Board of Commissioners  
Mr. Jerry D. Brown, MATSF



R.F. Mitall, P.E., Mitall Division of KU Resources, Inc.  
Donald R. Housley Jr., Mitall Division of KU Resources, Inc.  
Lenny White, P.E., Mitall Division of KU Resources, Inc.  
Ralitsa Gbaguidi, KGPCO, applicant  
Matt Skittle, Jr. Authorized Agent  
Gary W. Clower, P.E. T-Squared Site Services

